



The Barn
Wolferlow, Bromyard
Herefordshire



The Barn Wolferlow Bromyard Herefordshire HR7 4QA

A character detached listed barn conversion in a lovely setting.

Entrance Porch, Charming Sitting Room, Dining Room, Kitchen, Garden Room, Utility Area.

3 Bedrooms, Shower Room and Bathroom.

In all about 1909 sq.ft

Generous Gravel Parking and Delightful Mature Gardens.

Situation

The Barn occupies a most delightful rural setting amidst beautiful undulating countryside on the Herefordshire / Worcestershire borders. It is a perfect country retreat yet is not isolated. The nearby historic village of Clifton upon Teme provides a useful range of local amenities. A short driving distance away is the award-winning pub The Baiting House, and golf course in Upper Sapey and Pensons, a Michelin starred restaurant at Stoke Bliss. Many rewarding walks are enjoyed in the immediate area.

Bromyard, a local market town is about 6 miles distance and provides a good level of amenities including both junior and senior schools, a supermarket, dentists and doctors surgeries, vets, theatre and leisure centre.

The cathedral cities of Hereford and Worcester are very accessible.

Description

A much loved home in a small courtyard setting. The accommodation is double glazed and has a number of exposed timbers. It is approached by a covered area and glazed entrance porch. Beyond this is the central reception hall with timbered ceiling and cloaks cupboard. There is a well-appointed modern shower room together with a double ground floor bedroom with fitted wardrobe cupboard and shelving.

Glazed twin doors off the hall lead to the character dining room with timbered ceiling, exposed stonework, staircase to first floor and doors to rear. A direct opening leads to the fitted kitchen with oak cabinets, pantry cupboard, electric oven and twin plate twin oven oil fired Rayburn. There is a useful utility area with oil fired boiler, plumbing for washing machine and shelving.



At the rear of the house is the generous garden room which was added circa 1980's and extended approximately 3 years ago. This includes exposed stonework, double and single glazed doors to the exterior, a partially glazed roof and cloakroom off.

The first floor provides a central landing which is partially vaulted.

There is a very charming and spacious sitting room which is a wonderful feature of The Barn. The full width stone fireplace has a cast iron oil fired stove, vaulted ceiling with exposed timber frame, a delightful full height triangular shaped window and door to an external staircase.

Two double first floor bedrooms, one with book shelving and exposed timber and the other with fitted wardrobe cupboards.

A well-appointed bathroom serves this floor.

Outside

The Barn is approached by a central courtyard off which lie the 3 other barn conversions. This leads to a generous gravel driveway providing ample parking and with raised sleeper herb beds. There is gated side access.

The most delightful well stocked gardens lie to the rear of the property with an initial concrete/ paved area with small timber shed. Above this is a lovely shaped lawn intertwined by very well stocked beds, an attractive small pond, greenhouse, timber shed and to the far end a composting area. Very useful set of gates onto to the initial approach driveway providing good separate access and an additional rear gated access.

General Information

Services

Mains electricity and water. Private drainage. Oil central heating.

Local Authority

Herefordshire Council Tel: 01432 260500

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

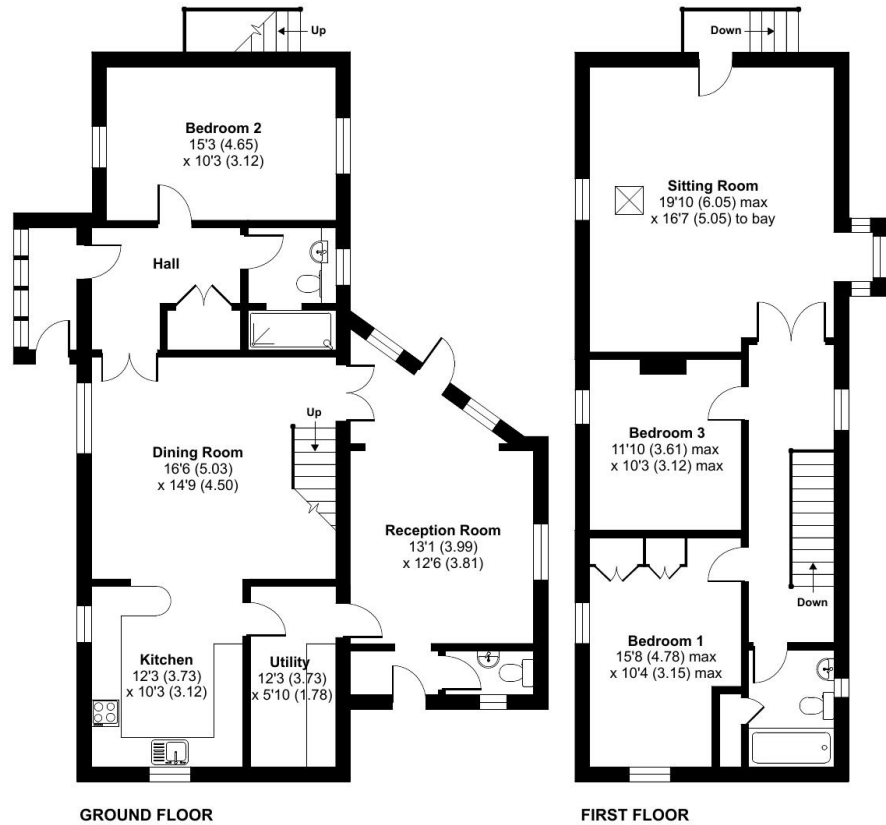
Directions

From Great Witley take the B4203 signposted to Bromyard. Continue for some distance through the Teme Valley and Upper Sapey. Take a left and turn at the crossroads signposted to Stoke Bliss and Wolferlow. Proceed for about 1 mile before taking a left on a sharp right-hand bend into Upper House Farm.

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Approximate Area = 1909 sq ft / 177.3 sq m

For identification only - Not to scale



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