



Meadow Gate Farm, Bromyard, Herefordshire

G HERBERT  
BANKS

EST. 1898

Meadow Gate Farm  
Thornbury, Bromyard  
Herefordshire  
HR7 4NJ

A rural idyll in North Herefordshire.

Charming stone country house in a wonderful setting in a conservation area.

Reception hall, study, sitting room, splendid large living/dining kitchen, conservatory, cloakroom, rear hall, utility room.

4 bedrooms, en-suite bathroom to master, family shower room.

In all about 3422 sq.ft

Double Garage, Grounds with Wildlife Pool and Barn

Set in around 3.04 acres

### Situation

Meadow Gate Farm occupies a truly outstanding setting amidst beautiful unspoilt Herefordshire countryside and enjoys some lovely views. Thornbury is a small tucked away village with St Anna's Church and a very good local community. It lies about 4 miles north of the historic market town of Bromyard which has an exclusive range of amenities. These include both junior and senior schools, a supermarket, leisure centre, doctors and dental surgeries, vets, a theatre and range of independent shops, bars and cafes.

The property is also well place for Tenbury Wells, Leominster, Ludlow and the cathedral cities of Hereford and Worcester.

There are many wonderful walks in the surrounding area including the splendid Bromyard Downs with adjoining National Trust Brockhampton Estate.

### Description and History

Meadow Gate Farm is a special country house ideally situated for a family. Built in 1980's the property has been extensively refurbished by the present Vendors. This has included new double-glazed windows, a completely refitted kitchen and utility room and refitted bath/shower rooms. The gorgeous gardens and grounds have been significantly improved and roller shutter doors installed in the garage.

The house is approached by a reception hall with refitted cloakroom. There is a useful study and twin aspect sitting room with splendid new contemporary wood burning stove.

A real focal feature of the house is the generous living/dining kitchen. This includes an extensive range of wall and floor mounted cabinets, Belling electric range cooker with splash back, fridge freezer with adjoining pantry cupboards, dishwasher and new glazed twin doors lead to the hall.

A set of large doors lead to the timber double glazed conservatory with twin doors to the exterior and charming views over the gardens and grounds.

Lying to the other end of the kitchen is a rear hall with quarry tiled floor and door to the exterior. Good size utility room off with sink unit, cupboards and plumbing for washing machine.

The first floor provides a central landing to 4 double bedrooms and family shower room. Excellent ensuite to master bedroom with bath and shower cubicle.

### Outside

Meadow Gate Farm is approached via twin timber gates and a sweeping gravel driveway leading to the property and garage.

Double Garage with 2 electronic shutter doors with power and lighting, workshop area and door to the rear.

### Beautiful Gardens and Grounds

A major feature of Meadow Gate Farm are the fabulous and extensive gardens and grounds.

There are paved terraces to the front and side of the property. The substantial grounds are principally laid to lawn and provide an outstanding selection of specimen trees, borders and include a lovely established mixed fruit orchard. There is a charming wildlife pool with lilies and bull rushes providing a delightful and relaxing area.

Good size block barn with 3 sets of double timber doors and power and lighting.

### GENERAL INFORMATION

#### Services

Mains water and electricity. Private drainage. Oil fired central heating. High Speed Fibre Broadband.

#### Local Authority

Herefordshire Council Tel: 01432 260500

#### EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

[www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

The EPC was carried out in May 2022 with a rating 65/D; potential 89/B.

#### 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 by Appointment Only

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

#### Directions

From Bromyard take the B4214 signposted to Tenbury Wells. Take a left-hand turn signposted to Thornbury and Hampton Charles. Proceed through Thornbury passing the sign to the church. The drive is the first on the left-hand side after the telephone box.

#### What 3 Words

///struts.slurping.appealed



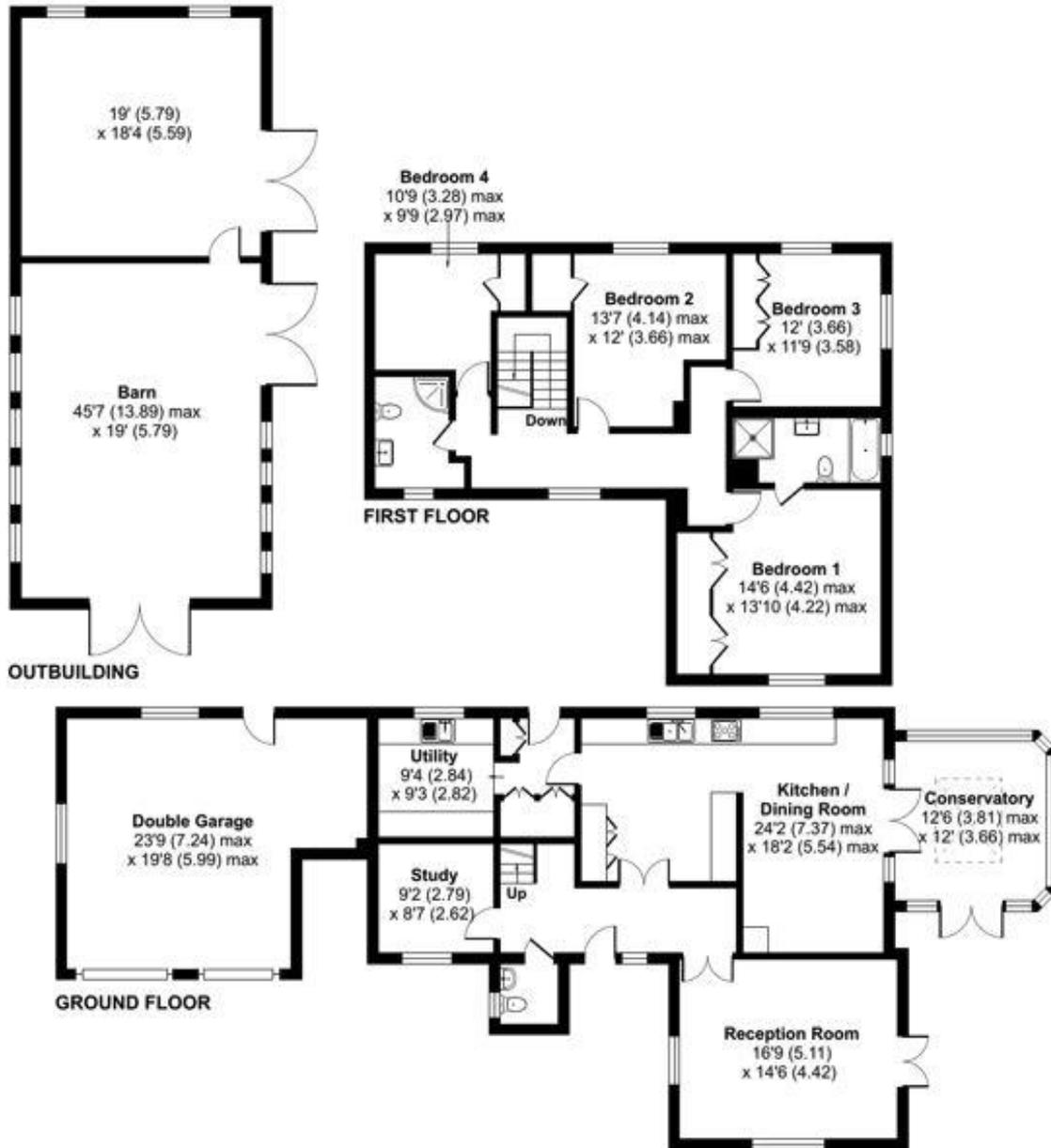
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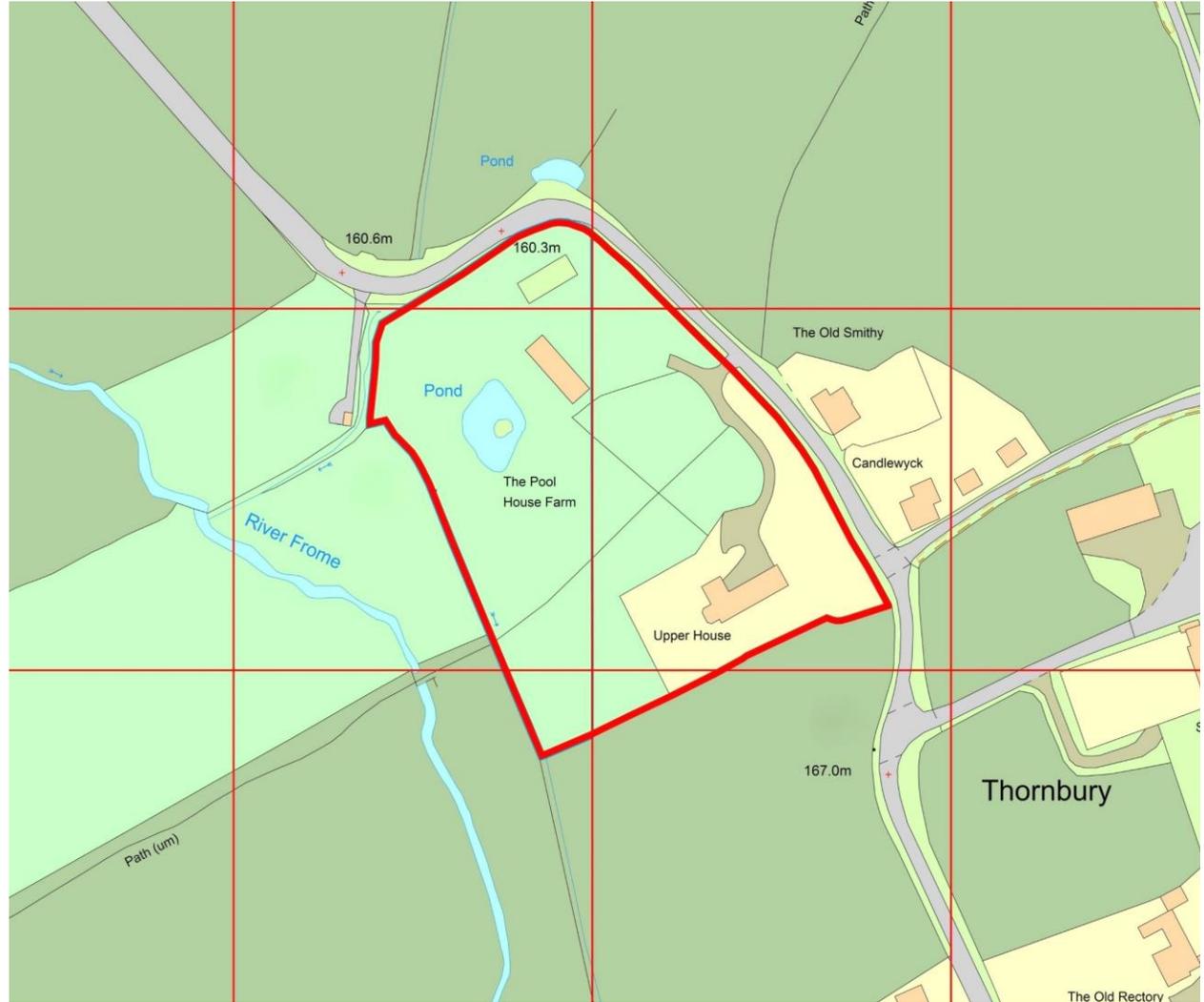
Approximate Area = 2556 sq ft / 237 sq m (includes garage)

Outbuilding = 866 sq ft / 80 sq m

Total = 3422 sq ft / 317 sq m

For identification only - Not to scale





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