



- Attractive Period House with Three/Four Bedrooms, Three Receptions and Two Bathrooms
    - Superb Range of Barns with Four Internal Loose Boxes, Workshop and Stores
      - Lawns, Vegetable Garden, Orchard and Poultry Enclosure
  - Good Quality, Gently Sloping Paddocks with Hedges and Stock Fencing ● Approx. 19.5 Acres In All
  - Wonderfully Secluded Location with Access to Good Hacking
- REF EO8114



## GENERAL AND SITUATION

Approximate Distances:

Bodenham 3 miles • Leominster 6 miles • Hereford 11 miles

A highly attractive three/four bedroom period house, set in approx. 19.5 acres with an excellent range of barns, internal loose boxes, gardens and good quality pasture paddocks, in a wonderfully secluded location with access to good out-riding.

We understand the original parts of the house date back to the 1700's, it was then extended and refurbished in 2011 and had further improvements including a new kitchen in 2018. It will be of particular appeal to those seeking seclusion and wishing to make use of the excellent equestrian facilities, as there is virtually direct access onto a bridleway, providing many miles of good off-road hacking and dog walking through the beautiful surrounding rolling countryside.

Risbury is a typically attractive north Herefordshire village and there is a primary school in nearby Stoke prior, whilst Bodenham has a village shop and filling station. Despite its seemingly remote rural location, the property is just six miles from the wide range of shops and amenities that are provided by the popular market town of Leominster and the Cathedral City of Hereford is also within easy reach.

## THE RESIDENCE

A characterful, detached home with oil-fired central heating and double-glazed windows. There is stone flooring throughout the ground floor. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a heavy oak door which opens into a **Reception Hall** with plenty of space for coats and boots.

The **Utility Room** has built-in storage units with hardwood surfaces, oil-fired boiler, plumbing for washing machine and a downstairs WC.

The fabulous **Open-Plan Kitchen/Living/Dining Room** has been recently upgraded with high quality fitted base units with granite worksurfaces, an island unit with hardwood surface, electric Rayburn, integral dishwasher, double sink and glazed double doors opening out to the **Garden**.

From the hall two steps rise into the original part of the house where there is a **Dining Room** with numerous exposed timbers and ceiling beams, stone floor, and adjacent **Sitting Room** which has an inglenook fireplace with inset logburner.

There is a separate **Living Room** with a stone floor and glazed double doors opening out to the **Garden**.

On the **First Floor** there are **Three Main Bedrooms** plus a smaller **Box Room / Study**, all with good quality heavy oak doors.

The **Main Bathroom** is fitted with a panelled bath with electric shower over, WC and wash hand basin, and there is a separate **Shower Room** with shower cubicle, WC and wash hand basin.

There are lovely views over some of the bedroom windows over the gardens, outbuildings and paddocks.







## OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a no through lane along a driveway, the first part of which is shared with several neighbouring properties. It then becomes private and continues for several hundred yards to an arrival yard with space for numerous vehicles.

There is a pretty front lawned garden with a variety of flowers and shrubs along the borders and a **Vegetable Garden** with raised beds. Within this front garden area there is a **Shed** housing a borehole and UV water filtration system.

There is a further, larger area of lawn to the rear, part bordered with iron rail fencing.

The driveway continues on past the house to access the outbuildings, which are as follows with approximate sizes:

**Barn One** 30' x 18' (9.1m x 5.5m) with double doors, light and power supplies, providing **Workshop** and **Storage** with CCTV system and **Adjoining Log Store** 17'4 x 13'3 (5.3m x 4m)

**Covered Tractor Shelter** 30' max x 15' (9.1m max x 4.6m)

**Hay Barn** 15'4 x 14'9 (4.7m x 4.5m)

**Stable Barn** 59'7' x 29'4 (18.2m x 8.9m) steel portal frame with concrete sectional walls, Yorkshire boarding, concrete base, light, power and water supplies, with **Four Internal Loose Boxes**

Beyond the stable barn is an **Orchard** and **Poultry Enclosure**.

**The Land** is a particularly attractive feature of the property with mature hedges around the main borders and subdivided with stock fencing into a number of paddocks. Just beyond the main stable barn there are **two Small Fenced Enclosures** and a **Handling Pen**.

A **Natural Stream** runs along one of the boundaries.

**IN ALL APPROX. 19.5 ACRES**  
**(About 7.9 Hectares)**

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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

HEREFORDSHIRE COUNCIL

Tel: 01432 260000

## SERVICES

MAINS ELECTRICITY, PRIVATE WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

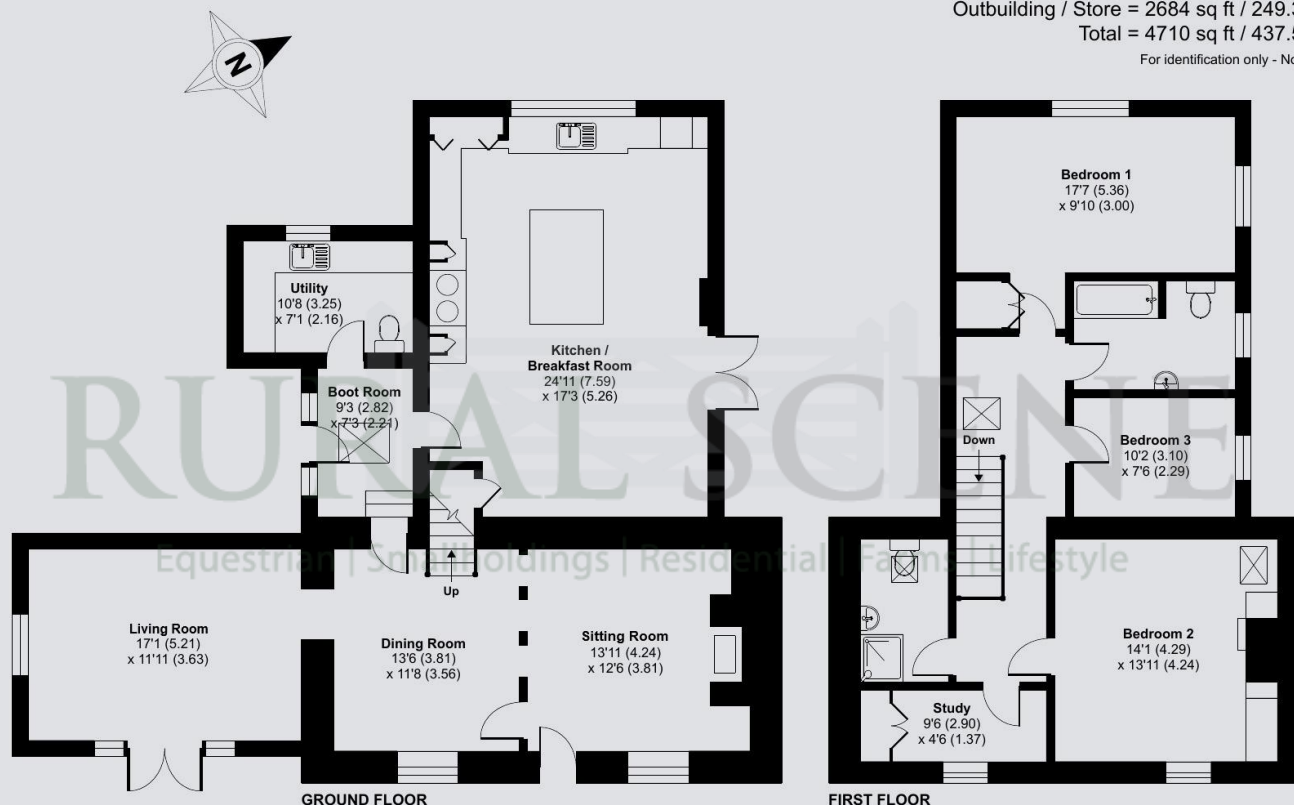
**TENURE** Freehold **ENERGY RATING** D **COUNCIL TAX** F

## DIRECTIONS

From the A44 head towards Stoke Prior, Humber and Risbury. Continue on this road, ignoring the right hand turning to Stoke Prior, and then turn left to Risbury and Pencombe. Continue into Risbury and at the crossroads turn left opposite the village bus shelter. Follow this small country lane until it becomes a track leading all the way to Stirbridge Farm.

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Approximate Area = 2026 sq ft / 188.2 sq m (excludes hay barn / tractor shed / log shed)  
Outbuilding / Store = 2684 sq ft / 249.3 sq m  
Total = 4710 sq ft / 437.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rural Scene. REF: 1272112

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Rural Scene have visited **STIRBRIDGE FARM** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



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