

Richley Farm, Stoke Lacy, Bromyard, HR7 4JA  
Price £500,000

# Richley Farm Stoke Lacy Bromyard

A truly unique detached three bedroom home nestled in the wonderfully rural Herefordshire countryside yet within convenient access to amenities in local villages and market towns. We look forward to showing you around the spacious interior with 17th-century details, outbuildings and private garden of approximately half an acre all complete with ample driveway parking.

CALL 01432 266007 TODAY TO SECURE YOUR VIEWING.

- Spacious & Unique Detached Property
- 3 Bedrooms & 3 Reception Rooms
- Rural Location
- Ample Driveway Parking
- Private Rear Garden Approx. 0.5 Acre
- NO ONWARD CHAIN

## Material Information

Price £500,000

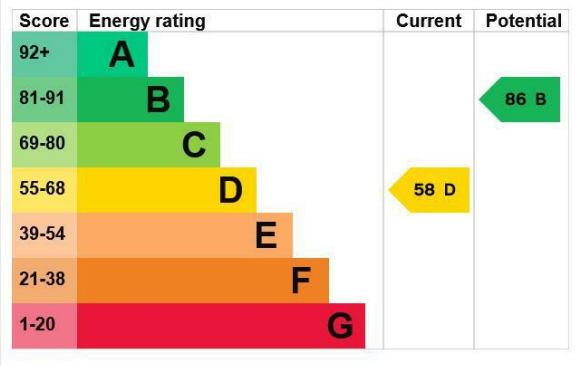
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: D (58)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Welcome to Richley Farm, a unique and spacious three bedroom family home set within the idyllic rural Herefordshire countryside. Dating back to the 17th-century, the property has been adapted and extended across centuries and has been a much-loved family home for the past 25 years. The accommodation briefly comprises an entrance hallway, kitchen, dining room, snug, rear hallway, living room with vaulted ceiling, mezzanine, home office, utility room, cloakroom, three bedrooms and a family shower room. Externally there are outbuildings, ample driveway and a private garden to the front, side and back. Richley Farm needs to be physically viewed to be fully appreciated.

## Property Description

You enter into the roomy hallway where stairs with storage rise to the first floor, a door on your left leads you into the kitchen and ahead of you sits the family dining room. The kitchen features modern wall and base units with worktops, a freestanding double sink unit, a Belling five-ring gas range cooker, views out to the front and side gardens, and an oil fired central heating boiler unit, plus space for a dishwasher and fridge freezer. Steps from the hallway take you into the bright dining room with exposed 17th-century black and white walls and ceiling-beams, as per the iconic black & white cottages of rural Herefordshire. To your left a door leads into the cosy snug, with black and white walls repeated as in the dining room and the unused original fireplace, with wide views onto the garden.

The rear hallway flows from the dining room, with doors into the garden at either end, leading you into the stunning living room with characterful exposed beams and vaulted ceiling, a brick surround fireplace with a large wood burner, and underfloor heating. The rear hallway and living room bring the outside in through a wall of windows that showcase views into the rear garden and surrounding countryside. A wooden staircase leads up to the spacious mezzanine floor which makes the most of the exposed timber, some from the original 17th-century barn that makes up this side of the house, with views across the Herefordshire countryside and two additional Velux windows.

At the far end of the house is the home office/study with built-in storage and desk space, which leads into the utility room which also has a door into the rear garden. The well-equipped utility room features a Belfast style sink with storage below and a spacious work top with room below for both a washing machine and a dryer, a door at the far end leads into a cloakroom with toilet and wash hand basin. The space also functions as a boot room as it can be handily accessed from the side of the house, perfect for muddy wellingtons and coats after a countryside walk.

From the first floor landing you can access the modern family shower room with a walk-in corner shower, toilet, wash hand basin and airing cupboard with storage. The first bedroom with views across the front garden is also accessed from the landing, steps lead up to a second landing where two further bedrooms sit. These bedrooms both boast exposed 17th-century black and white walls and ceiling-beams and views across the rear garden.

## Garden & Parking

The garden of approximately half an acre has a large seating area perfect for alfresco dining and entertaining, a double wood store, a large area of lawn which surrounds three sides of the property with flower borders, established fruit trees, a large brick built potting shed, chicken coop and greenhouse. There is also a large detached wood-clad workshop with plenty of potential, measuring 13'11 X 13'1, and accessed at the side of the property is a further workshop or hobby room measuring 10'5 X 10'7. Both workshops are connected to power and would suit a wide range of uses or adaptations.

There is a gated driveway to the front that provides ample parking for several vehicles with room to turn around.

## Location

The property sits conveniently between the villages of Bishops Frome, Burley Gate and Stoke Lacy with local shops, country pubs, a primary school, village halls and churches between them. The market towns of Bromyard and Ledbury are a short drive away at four and nine miles, and both boast a hub of shops, schools, eateries and local businesses, plus the well-connected train station at Ledbury. Richley Farm offers an ideal setting for buyers who dream of countryside living that remains within easy reach of amenities; with Hereford and Worcester just 11 and 18 miles away.

## Services

Mains electric and water are connected. Solar panels are fitted on the roof. Oil fired central heating. Private drainage to a septic tank.

Herefordshire Council Tax Band - E

Tenure - Freehold.

What3words: ///greet.bliss.discloses

## Directions

Proceed out of Hereford on the A4103 heading towards Worcester. Take the left hand turn after approximately 1 mile to the A465 for Bromyard. Proceed for approximately 5 miles towards the village of Burley Gate. At the roundabout, take the second exit and take the next right towards Bishops Frome, keep following this road until you see the property on the right hand side identified by our For Sale board.

