



SITUATION

Tenbury Wells 6 miles, Bromyard 7 miles, Leominster 13.5 miles, Ludlow 16 miles, Worcester 17 miles, Kidderminster 20 miles, Hereford 21 miles, Shrewsbury 48 miles.

Road Links: M5 18 miles.

Trains: Hereford, Leominster, Ludlow, Worcester, Worcester Parkway.

International Airports: Birmingham 50 miles

Apple Cross is situated in a rural location along a quiet lane being well placed for Bromyard, Leominster, Tenbury Wells & Ludlow. Communications to main roads are within a short drive which provides good access to the motorway network.

Education: There is an excellent range of both public and private schools in the area with Primary School Education at Bromyard & Tenbury Wells, secondary school education at Bromyard & Tenbury Wells. There is significant range of independent schools including: St Michaels Abbey, Hereford Cathedral School, Lucton School, Malvern St James, Moor Park at Ludlow, and The Elms. For Independents see www.isc.co.uk and for state school information see www.herefordshiregov.uk/education-and-learning/find-a-school

Comprising

- Master bedroom with En Suite, 6 Further Bedrooms, 2 Family Bathrooms
- Reception Hall, Downstairs Cloakroom, Drawing Room, Dining Room
- Main Kitchen/Breakfast Room, Utility & Store Rooms
- Additional Kitchen/Dinner Hall, Utility and Downstairs WC
- One Bedroom Flat with Separate Entrance
- Range of 3 brick Stables with Office Above, Store Room, & 4 Car Ports
- 30m x 45m FlexiRide Arena
- General Purpose Barn including 6 Kingsland Stables
- Workshop and Further Barn

Gardens & Pastureland to about 34 acres

Local, Sporting & Recreational: The village of Stoke Bliss has an active community, centred around the village hall, which holds monthly social events & weekly fitness classes. The historic towns of Bromyard & Tenbury Wells are close by with access to doctors, dentists, supermarkets & independent retailers as well as public houses, restaurants, cinemas, theatres, schools & leisure centres. Further amenities are available in the market towns of Leominster & Ludlow including theatres, restaurants & independent shops. Similarly within a 30 minute drive there are Hereford, Worcester & Kidderminster.

The surrounding area provides a wealth of sporting and recreational opportunities, with the Cleve Hills, Queenswoods, Brockhampton Estate, and the Malvern Hills all accessible. Excellent walking and cycling opportunities abound from the property with good out riding. Horse Racing is at Hereford, Ludlow, Worcester, and Cheltenham. Local Hunts include The Hereford/Clifton and Ludlow Hunts. Golf can be enjoyed at Hereford, Leominster, or Ludlow. Local equestrian centres within easy driving distance include Allenshill, Bromyard Equestrian, Hartpur, Lincombe, Radfords, Stourport Riding Centre, Three Counties Showground, Bissell Wood & Ace cross country courses.





APPLE CROSS

is a well-presented period farmhouse, which offers spacious family living over 2 floors. Entrance is via the Reception Hall with doors leading to the drawing room, dining room, main kitchen/breakfast room and cloakroom, with stairs to the first floor. The drawing room has an open fire and patio doors with views across the garden and paddocks beyond. The spacious main kitchen with wood burner has access to the utility room and store room. The dining room with large wood burner set back in an 'inglenook' fireplace has access to the additional hall, kitchen/breakfast room, utility and WC with stairs to the first floor making the property ideal for splitting into two with an annexe for independent family members. On the first floor there is the master bedroom with en suite and 6 further bedrooms, 2 family bathrooms and separate WC. The property throughout has maintained many of its original features, with exposed timber beams and stone fireplaces.

OUTSIDE

The property is approached via country lane which turns into a gravel drive with parking for several vehicles. There is separate vehicular access to the barns, equestrian facilities and flat. To the front of the property is a lawned area, with far reaching views across the land. To the rear of the property is a garden with mature trees, shrubs. There is a gated access through to the stable yard and carports. To the side of the house is outside wc.

The equestrian facilities comprise of a range of brick stables for 3 incorporating foaling box, with storage room and office/studio above, beyond this and with separate vehicular access is the main agricultural barn with 6 Kingsland internal stables and fodder store, with further machinery or fodder store available in pole barn, with workshop. Beyond the stable yard is the 30m x 45m arena with "Flexi Ride" surface. The one-bedroom flat is accessed via the track behind the brick stables and includes parking space and garden. The land is mainly grassland with woodland to the far boundary and surrounds the property, with 3 fields on the far side of the dead end lane.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority: Malvern Hills District Council 0300 456 0560

Council Tax: House Band F

Flat Band B

Tenure: Freehold with vacant possession

Services: Mains electricity & water, private drainage, broadband, air source heat pump, LPG Gas, oil-fired central heating

Fixtures & Fittings: Unless mentioned specifically by separate negotiation.

Bannals Lane, Stoke Bliss, Tenbury Wells, WR15

Approximate Area = 3820 sq ft / 354.9 sq m

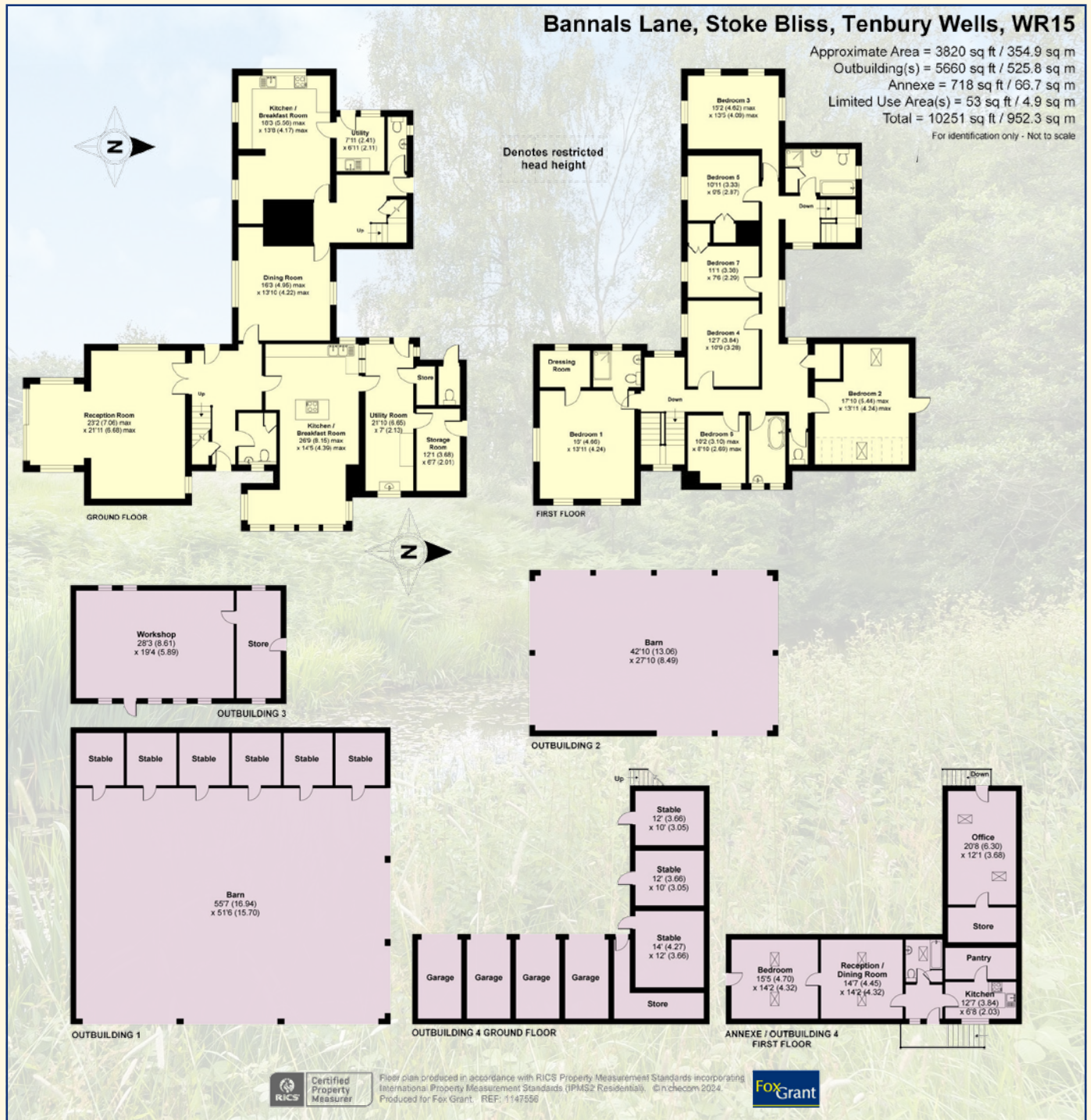
Outbuilding(s) = 5660 sq ft / 525.8 sq m

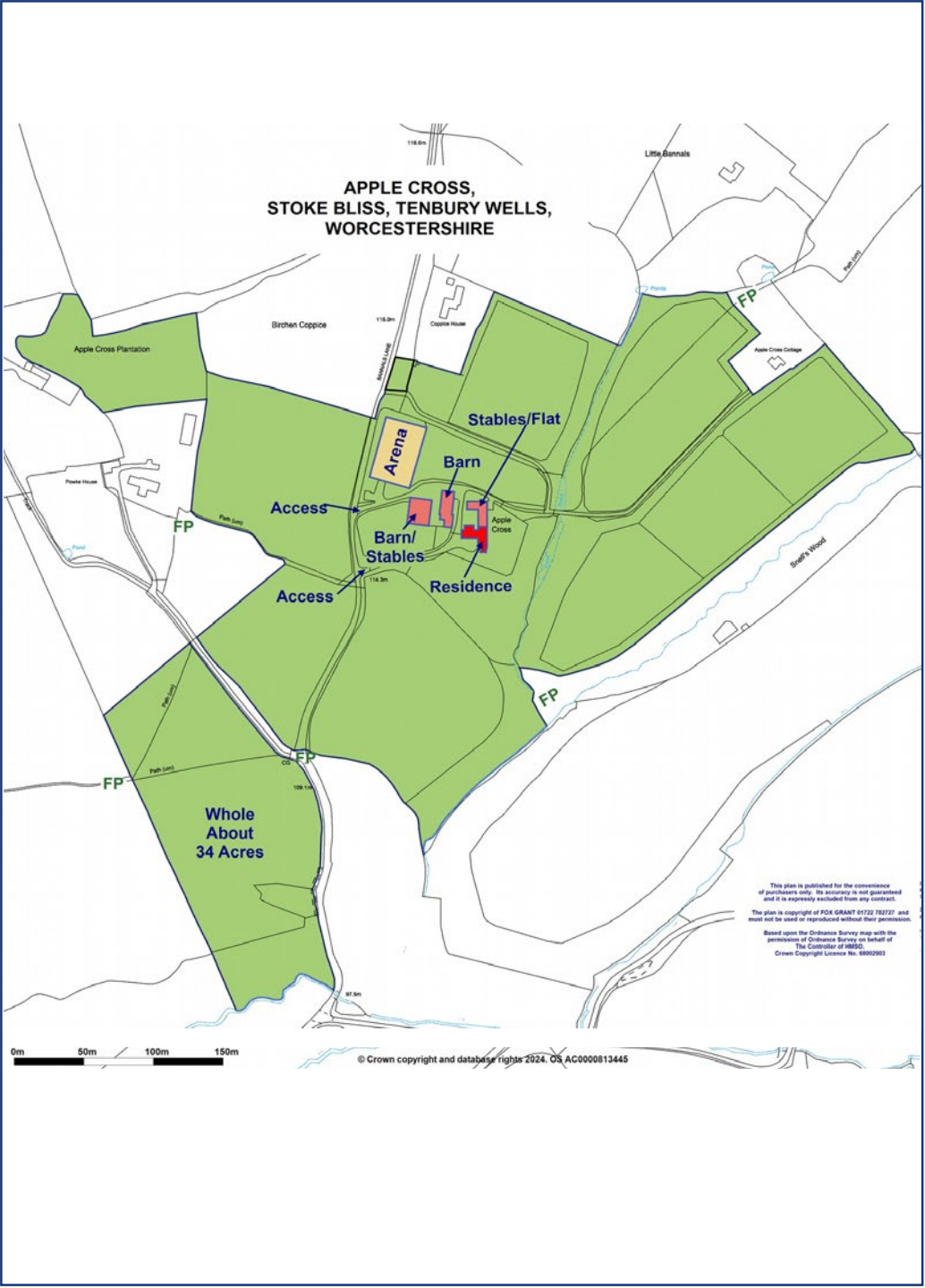
Annexe = 718 sq ft / 66.7 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 10251 sq ft / 952.3 sq m

For identification only - Not to scale





VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



**William
Fox Grant**

FoxGrant

APPLE CROSS WR15 8RZ

DIRECTIONS

From Bromyard proceed north on B4214 for about 6 miles and turn right towards Stoke Bliss Church. From Tenbury Wells proceed South East on B4214 for about 6 miles and turn left towards Stoke Bliss Church. After approximately 0.2 miles turn left into Bannals Lane. Proceed along the lane for about 0.5 miles taking the left hand fork between the railings. Proceed for a further 0.5 miles and the property will be on the right.

WHAT3WORDS

interrupt.brings.grapevine

Postcode: **WR15 8RZ**

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& VILLAGE**

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