



Upper House, Little Cowarne, Bromyard, HR7 4RH



**Upper House
Little Cowarne
Bromyard
HR7 4RH**

Summary of features

- Detached three-bedroom stone house
- Range of barns with residential planning
- Set in 1.30 acres of garden/paddock
- Rural northeast Herefordshire

Asking Price: £700,000

Situation:

Little Cowarne lies in rural northeast Herefordshire approximately 9 ½ miles from Hereford and four miles to Bromyard. The village has a Church, public house, with main shopping being in either Hereford or Bromyard.

Description:

Tucked away in rural northeast Herefordshire, a detached stone house with three detached barns which benefit from residential planning. Accessed off a quiet country lane in this scattered village of Little Cowarne, the property would be of interest to developers or buyers looking for a country home with barns which could offer potential income. The house itself has three bedrooms, two reception rooms and kitchen along with a lower ground floor level having a garage/storeroom. The three barns have detailed planning permission for residential conversion, each forming two-bedroom accommodation. The gardens/paddock extends to about 1.30 acres which adjoin farmland.

Accommodation:

Glazed door leads to –

Enclosed porch

With door to –

Dining Room

Having double glazed sash window, radiator.

Living Room

Having stone fireplace with timber mantle and raised flag stone hearth, two radiators, double glazed to both front and rear.

Kitchen

Having wood fronted units to both base and eye level, work surface area with a stainless steel one and a half bowl sink, double oven and hob with extractor over, double glazed window, UPVC

double glazed door to outside. Plumbing for dishwasher and fridge space.

Door to steps leading to the garage.

Stairs lead up to the -

First Floor

Landing

Having double glazed window with access to loft and radiator.

Bedroom 3

With double glazed window to rear, radiator.

Bathroom

Comprising of WC low flush suite plus wash hand basin, bath with shower over and screen, double glazed window, towel rail and airing cupboard - housing hot water cylinder.

Bedroom 1

Being 'L' shaped, with radiator, double glazed sash window and two fitted wardrobes.

Bedroom 2

Having double glazed window to front and radiator.

To the side of the property is an **outside WC** along with sink and oil fire central heating boiler.

Outside:

To the front of the property is a courtyard area which provides good parking and access to the garage and also two of the barns. The third barn being to the rear.



The Grounds:

The gardens and grounds to the property are of good size and extend to 1.30 acres and have a section of matured trees including Walnut, and is enclosed with hedging, beyond which is farmland. There are three traditional barns primarily of stone construction and have tiled roofs which all seem to be in pretty good order.

Planning:

Planning was attained on 30th June 2023 for three years to convert the existing barns to create three dwellings with new accesses, garaging and associated works. Each of the property has potential to provide two bedroom accommodation.

Barn A – 97.5 sq² (external measurement)

Barn B – 126.5 sq² (external measurement)

Barn C – 103.5 sq² (external measurement)

Services:

Mains Water, electricity. Private drainage.

Tenure:

Freehold.

Method of sale

The property is for sale by Private Treaty

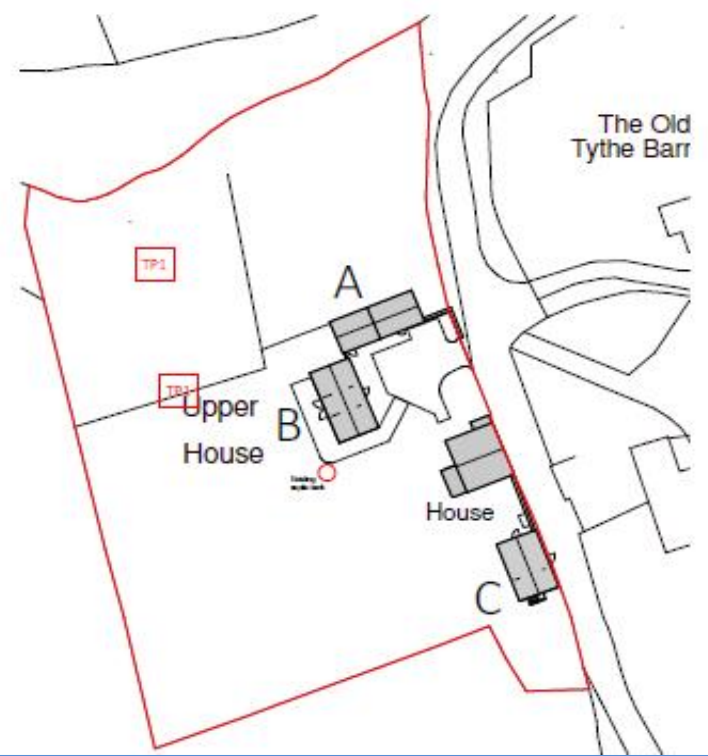
Agents Note:

The plans in these details may not be to scale.





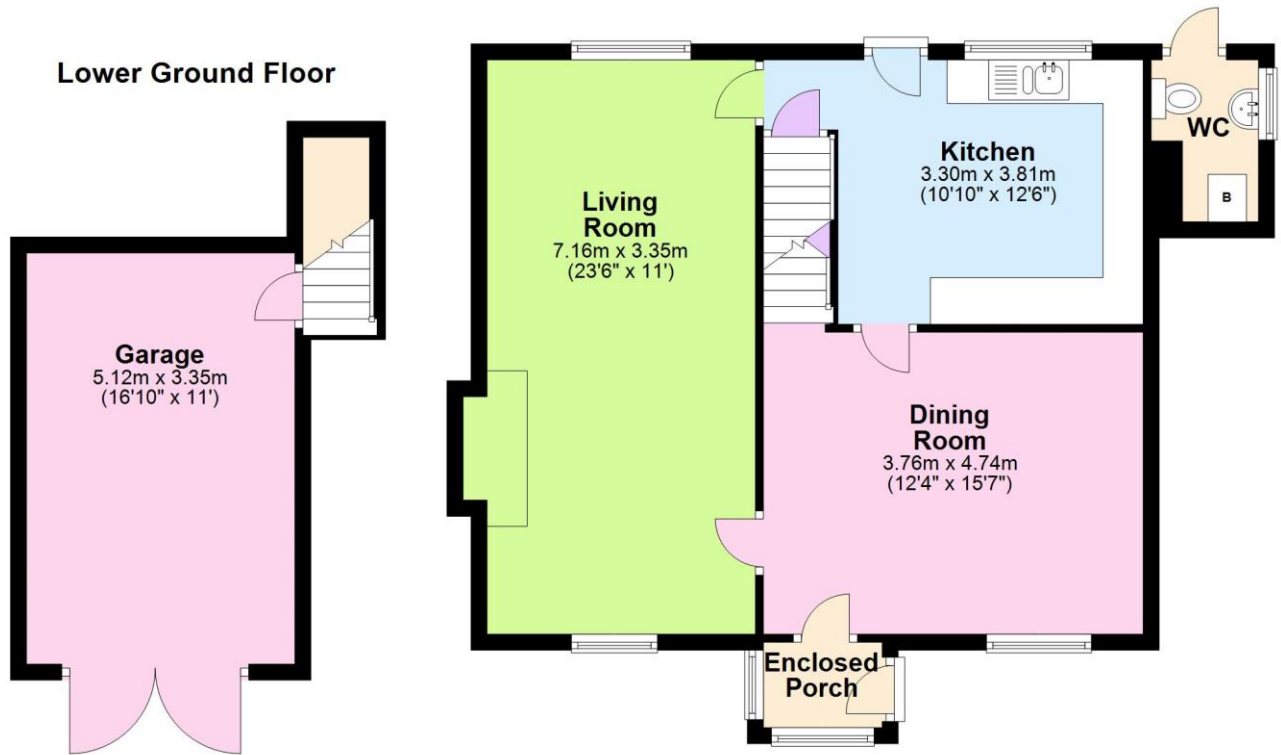
Location plan
1 : 1250



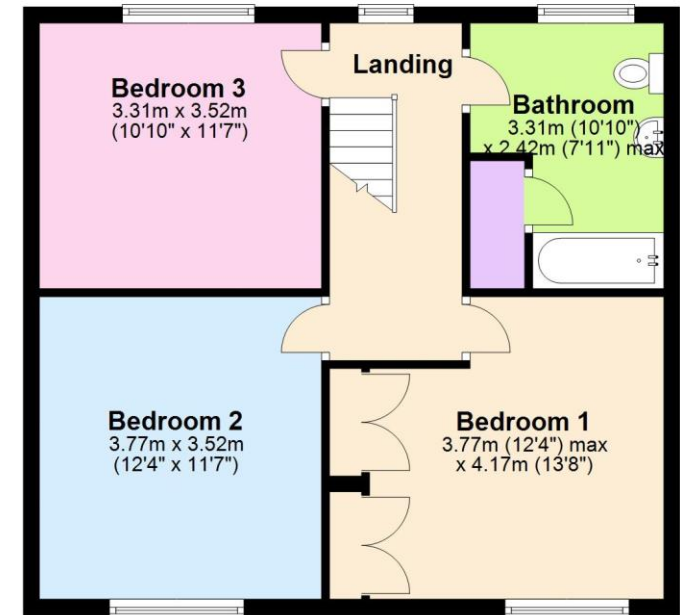




Ground Floor



First Floor



Directions:

Leave Hereford initially on the A4103 towards Worcester, taking the left turn onto the A465 towards Bromyard. Stay on this road until reaching the Burley Gate roundabout and continue straight over remaining on the A465. Passing through the village of Burley Gate and continue for a further mile and a half, taking the left turn sign posted Little Cowarne. Follow the country lane for about two miles passing the Three Horseshoes public house and drop down the bank staying left at a small junction, around the left hand bend adjacent to the Church and after a further 100m the property will be seen on the right hand side as advertised by the Agent's For Sale sign.

Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

rightmove
find your happy

Zoopa.co.uk
Smarter property search



Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		