



The Old Barn Lower Jury Farm, Wormbridge, Hereford, HR2 9EE



Sunderlands
Residential Rural Commercial

**The Old Barn Lower Jury Farm
Wormbridge
Hereford
HR2 9EE**

Summary of Features

- Detached barn conversion
- Grade II listed
- Rural location
- Five bedrooms
- Approximately 3 acres of grounds
- No onward chain

Price Guide £875,000

A superb Grade II listed half timbered brick barn which was converted approximately 25 years ago to form this beautiful family home. Accommodation extends to over 3,200sq.ft over two floors being originally designed by my clients retaining an immense amount of original character with an abundance of exposed beams throughout. This standalone property is accessed over a little bridge, enjoys extensive grounds of formal gardens with lake giving way to a paddock in all, about 3 acres. There is extensive parking, turning areas as well as garage block with adjoining workshop ideal for a variety of hobbies. Primarily, the property adjoins farmland and has pleasing views.

Returning to the accommodation, in summary there is an impressive galleried Reception area with vaulted ceiling over, Kitchen/Family room, formal Dining room and Sitting room, separate Study and Utility. To the First Floor, five bedrooms, two en-suites, Family Bathroom. Viewing is highly recommended to fully appreciate the many features of this fine home.

Situation

Set in the Grey Valley just off the Golden Valley in rural south-west Herefordshire neighbouring the Whitfield Estate and farmland. A lovely setting for buyers looking for a countryside retreat. The nearest facilities would be in the village of Ewyas Harold or Kingstone, both having schooling, public house, church, Doctor Surgery etc. Strategically the area is also well placed for access to the A465 Abergavenny Road to south Wales and of course, the city of Hereford.

Accommodation in more detail as follows:

Front Door

Leads to -

Impressive Vaulted Reception Hall

Open to the apex height with galleried landing over, exposed timbers and ceiling truss, stairs up, double glazed window and radiator.

Inner Hallway

With coat rail and shelf, radiator, poulter oil fired central heating boiler.

Cloakroom

WC low flush suite, pedestal wash hand basin, double glazed window and radiator.

Utility

Having work surface with single drain and sink unit, plumbing space for washing machine and dryer, radiator, double glazed windows and fridge space.

Dining Room

Having double glazed double doors overlooking the gardens and lake. Double glazed window and radiator.

Study

Having exposed beams, three double glazed windows, oak flooring and radiator.

Sitting Room

A room of much character having oak flooring, radiators, exposed beams throughout, brick fireplace with inset Efel oil fired stove with timber mantle over, double glazed windows overlooking fields and also gardens with the lake.

Kitchen/Breakfast Room

Having a range of oak fitted units to base level, some with drawers and extensive worktops, fitted fridge freezer, dishwasher, electric inset range into brick surround with extractor over. Further exposed beams, double glazed windows kick space heater and radiator.

Oak Staircase

With balustrade leading to -

First Floor

Galleried Landing

Door to -

Bedroom One

Having double glazed window with views to the south over the lake, radiator, exposed ceiling timbers, fitted wardrobes, door through to -

En-Suite Bathroom

Comprising bath, shower cubicle, WC low flush suite, pedestal wash hand basin, radiator, kick space radiator and double glazed windows.



Dressing Room/Bedroom Six

Having double glazed window, exposed beams and radiator.

Inner Landing

Again, being part galleried over hallway and having a range of exposed beams and trusses. There is plenty of storage with three double fitted cupboards, radiator and double glazed windows.

Bedroom Two

Ceiling up to almost apex height, double glazed windows and views to the south over the lake, exposed beams. En-suite shower with pedestal wash hand basin, WC low flush suite, double glazed window, radiator and exposed beams.

Bedroom Five

With double glazed windows, radiator and two fitted wardrobes.

Bedroom Four

Double glazed windows, exposed beams, fitted cupboard with shelved recess, radiator.

Bathroom

Comprising bath with roll top, ball and foot bath, WC low flush suite with pedestal wash hand basin, shower cubicle, radiator, fitted cupboard, double glazed windows.

Bedroom Three

Having double glazed windows, ceiling almost up to apex height, fitted double wardrobes, radiator, exposed feature wattle.

Outside

The property is accessed over a small bridge with boundary brook. The drive extends and leads to the front of the property to a sun terrace and the principal garden area to the south being with formal lawn, a large lake then giving way to a paddock area. To the other side the land adjoins farmland. The drive extends through a gate to the rear garden area again, with areas of lawn and around to the garage workshop block comprising workshop (measuring 5.44 x 10.30m external), having pitched roof, windows, power and light, concrete floor and also housing the oil tank. Garage carport (measuring 8.79 x 5.44m) having useful racking, power and light.











Services

Mains, water and electricity. Oil fired central heating.
Biodisc sewage treatment plant.

Tenure - Freehold.

What3words:

///cakewalk.emperor.hogs

Directions

From Hereford proceed south along the A465 Abergavenny Road. After about 7 miles just opposite the church in Wormbridge take the right turn and follow the country lane taking the first right. Follow this lane for about a mile and a half, taking a sharp left turn downhill. After about half a mile, take the right turn along the farm drive then over a little bridge where the property is situated.



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