



The Barn
Wormelow | Hereford | Herefordshire | HR2 8EL

STEP INSIDE

The Barn

This beautifully presented three-bedroomed converted barn sits in the heart of the Herefordshire countryside, with more than an acre of land and various outbuildings offering plenty of space for an active rural lifestyle. This light and airy home offers an equal balance of rustic period features with a contemporary finish throughout.

The accommodation is spacious and immaculate, with a versatile layout that allows for a wide range of living options, with potential to create fourth bedroom and conversion potential in the larger of the outbuildings, subject to the relevant planning consents.

The current owners have carried out many improvements to the property, from adding solar panels to the roof, to upgrading the kitchen, bathroom and decoration throughout.

Location and situation

Wormelow, around seven miles from Hereford and 11 from Ross-on-Wye, is mentioned in the Domesday Book. Its pub, The Tump Inn, is named after a mound that once stood in the village and there's a well-stocked shop, a mechanic's garage and a furniture store. The village has a rural feel but is fairly close to the A49 offering easy access to the nearby towns and road networks for commuting to Bristol, Cardiff and the West Midlands.

Hereford is a historic city offering a range of services and shops, sports and recreation facilities and cultural hot spots such as The Courtyard theatre.

There are several quality places to eat in and around Hereford, from award-winning burgers from The Beefy Boys to the Michelin starred The Whitebrook and The Walnut Tree, both within around half an hour's drive away.

Hereford has a rail station, from which trains to London, via Newport, can be accessed.

The area has several excellent schools, including Hereford Cathedral School and the Haberdashers' independent schools for boys and girls in Monmouth, around 12 miles away.

Step inside:

This lovingly converted barn has retained many of its period features, with impressive ceiling beams and exposed stone floors and walls, which have been married with modern comforts to create a beautifully stylish and spacious home.

The open plan kitchen-dining room is very much the heart of the home, and perfect for entertaining friends and spending time with family. It's flooded with light from large glazed doors leading to the front and rear of the property, and is fitted with beautifully-crafted white cupboards with stylish black worktops and a central island that offers an additional worksurface space, all fitted by the current owners. Adjacent to the kitchen is plenty space for a large dining table. Close by is a self-contained utility room and a WC.

The exceptionally generous lounge looks out onto the gardens, with glazed doors leading outside, and a feature fireplace acting as a centrepiece for the room. This is a beautiful morning room, being east facing, and perfect for watching the sun rise over the gardens outside.

A quality wooden staircase leads from the kitchen to a large, light-filled first floor landing space with a high ceiling and glass balustrade that offers plenty of potential as a home office, library or games area. The current owner has used this incredible space for yoga.

Lying off this impressive landing area are three double bedrooms. The principal bedroom's stunning diamond-shaped window looks out over the garden and countryside beyond, filling the room with light. There are wooden ceiling beams adding to the charm of this tranquil space. There are fitted wardrobes, a large en suite, a second smaller en suite that could be converted to create a walk-in wardrobe, and a large mezzanine/loft space above, accessed using a ladder.

One of the additional double bedrooms also features a loft room, idea for additional storage space, and both of these rooms are serviced by an additional family shower room.











STEP OUTSIDE

The Barn

Step outside:

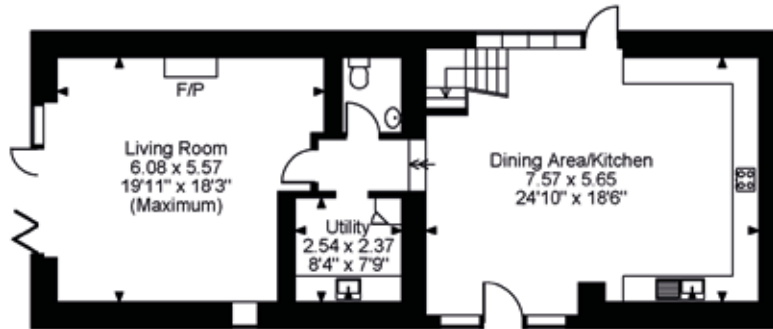
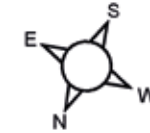
With well over an acre of grounds, The Barn offers plenty of space for outdoor living. A sweeping lawn to the rear and side makes up the bulk of the land, with a grove of trees towards the top end, with beautiful views over rolling countryside to the east facing edge of the garden.

There is a range of useful outbuildings, including a large summer house with power and light, a home office, 2 garden sheds and a greenhouse. In addition, there is a recently refurbished covered decking area, vegetable plots and a beautiful decorative circular box hedge situated to the east end of the house outside the living room.

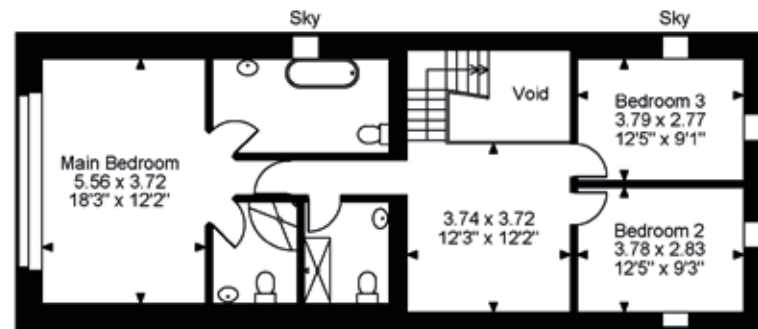
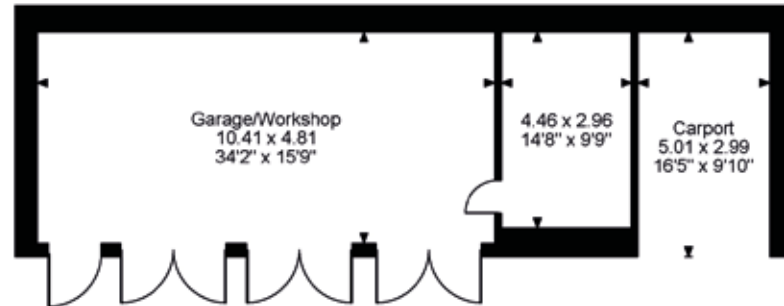
The front of the Barn is accessed by a sweeping driveway, alongside which a small orchard sits, with apple, pear and plum trees. There's plenty of room for parking on a gravelled area in front of the property, which also has garaging, a car port and a stone building containing a workshop that's ideal for storing cars, a home gym or a bar. Future owners may wish to explore the conversion potential of the stone outbuilding.



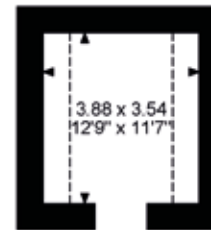
The Barn, Wormelow, Hereford
Approximate Gross Internal Area
Main House = 2083 Sq Ft/194 Sq M
Garage/Carport = 860 Sq Ft/80 Sq M
Total = 2943 Sq Ft/274 Sq M



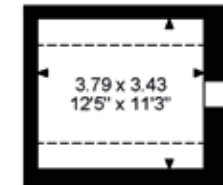
Ground Floor



First Floor



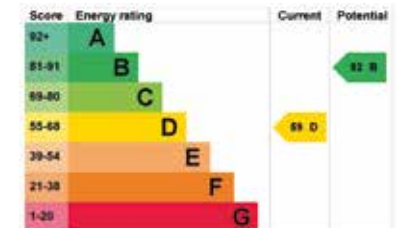
**Attic Above
Main Bedroom**



**Attic Above
Bedroom 2**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Council Tax Band: G
Tenure: Freehold



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