



Andrew Grant  
PRESTIGE & COUNTRY

Churchlands  
Tedstone Delamere, HR7 4PR



# Churchlands

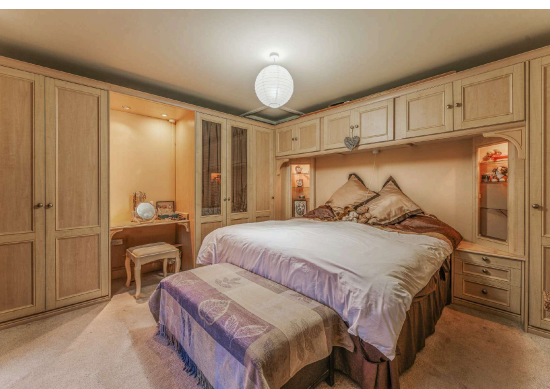
Tedstone Delamere, Bromyard, HR7 4PR

5 Bedrooms 3 Bathrooms 2 Reception Rooms 2.3 Acres

“A characterful converted barn enjoying breathtaking, far reaching views across the valley, with five bedrooms, indoor–outdoor living, a swimming pool and over two acres of grounds in the Herefordshire countryside.”

Scott Richardson Brown CEO

- Substantial and versatile barn conversion offering five bedrooms, generous reception space and flexible accommodation.
- Impressive reception rooms including a large living room with garden access and a striking double height entrance hall.
- Exposed brickwork, timber features and barn detailing throughout, combining original character with family living.
- Central courtyard with swimming pool, terrace and hot tub.
- 2.3 acres of gently sloping grounds with open grassland, mature boundaries and far reaching countryside views.
- Gated approach leading to a private driveway with generous parking and turning space, well set back from the lane, with planning permission granted for a three-bay garage at the front of the house.
- Peacefully positioned in Tedstone Delamere, within easy reach of Bromyard, Worcester, well regarded schools and transport links.



2334 sq ft (216.9 sq m)



## The entrance hall

The entrance hall creates a strong and welcoming first impression, defined by its double height proportions and exposed brickwork. A solid timber staircase rises to the upper level, forming a striking architectural feature. Glazed windows look directly into the central courtyard, establishing a clear connection between the internal spaces and the heart of the property. A cloakroom is positioned off the hall, providing a convenient ground floor WC for guests and everyday use.



## The kitchen and breakfast room

The kitchen and breakfast room forms a sociable heart to the home. Generous worktop space and central island create a strong sense of flow, while the proportions allow for informal dining alongside food preparation. The layout connects naturally with the adjoining dining room, making it well suited to family life and entertaining. Exposed beams reinforce the barn conversion character, and direct access to the courtyard enhances the connection between the home and its setting.





## The dining room

The dining room is an impressive vaulted space designed for generous entertaining. Exposed timber trusses and brickwork emphasise the scale and heritage of the original barn, while the proportions comfortably accommodate a large dining table for formal occasions. Its position between the kitchen and the living room creates a natural flow for hosting. This room stands as a defining feature of the home, elevating everyday use as well as special events.





## The living room

The living room is a generous and comfortable reception space arranged for both relaxation and social use. Broad proportions allow for multiple seating areas, while wide glazed windows look directly to the garden, extending the room into the surrounding landscape and exposed brickwork and solid structural detailing reflect the barn's origins.





## The principal bedroom

The principal bedroom is a calm and well proportioned retreat, arranged to accommodate a full range of fitted storage while retaining a generous sleeping area. Built in wardrobes line the room, providing extensive storage without compromising floor space. Glazed doors open directly to the central courtyard, creating a strong connection to the outdoor amenities and allowing easy access to the pool area.





## The principal en suite

The principal en suite is arranged as a spacious and functional bathroom, fitted with a full size bath, wash basin and WC. Tiling extends across the walls, creating a practical and easily maintained space suited to everyday use. Positioned to serve the principal bedroom directly, it provides a convenient and private facility that complements the scale and comfort of the main suite.





## The second bedroom

The second bedroom is a comfortable double room set beneath the sloping roofline, with exposed structural timbers adding character to the space. Its proportions allow for a full size bed and accompanying furniture, making it well suited to family or guest accommodation. Positioned away from the principal suite, it offers a sense of separation and privacy while remaining conveniently located to the nearby bathroom facilities.



## The third bedroom

The third bedroom is arranged as a twin room set beneath the sloping roof, making effective use of the space available. A roof window brings in daylight and enhances the sense of height, while the proportions allow for comfortable sleeping accommodation and storage. This room is well suited to children, guests or flexible use, adding further versatility to the overall bedroom layout.



## The fourth bedroom and shower room

The fourth bedroom is a well sized and adaptable room suited to either family living or guest accommodation. Its proportions allow for bedroom furniture alongside a desk or seating area, supporting flexible day to day use. Located on the ground floor, the room benefits from close access to the adjoining shower room, which is positioned immediately nearby, adding practicality while maintaining privacy within this quieter part of the house.



## The fifth bedroom/study

The fifth bedroom is a flexible and well proportioned room currently suited to use as a home office or additional sleeping accommodation. Its layout comfortably supports workspace furniture alongside seating, making it ideal for remote working, hobbies or guest use. Positioned away from the principal living areas, it offers a quieter setting while contributing valuable versatility to the overall accommodation.



## The family bathroom

The family bathroom is a practical and well arranged space fitted with a bath with shower over, wash basin and WC. Tiled walls provide a durable and easy to maintain finish, while the layout serves the surrounding bedrooms effectively. Positioned within easy reach of the upper accommodation, it offers a functional family facility that supports both everyday use and guest needs.



## The garden and grounds

Churchlands sits within approximately 2.3 acres of gently sloping grounds, offering a rare combination of space, privacy and far reaching rural outlooks. The land is arranged mainly as open grassland, bordered by mature trees and hedging that create a strong sense of seclusion while allowing wide views across the surrounding countryside. This setting provides clear potential for equestrian use or further landscaping, subject to the usual consents.





At the heart of the outdoor space is the central courtyard, enclosed by the u shaped form of the house. This sheltered area features an outdoor heated swimming pool and hot tub with adjoining terrace, forming a private and practical extension of the living accommodation. From here, steps and pathways lead out to further seating areas positioned to enjoy the views, including a raised terrace ideal for outdoor dining and quieter areas set slightly apart for relaxation.





The grounds are well suited to both lifestyle and leisure use, with space for children, animals or garden projects without compromising the sense of calm that defines the setting. Three gated access points serve the property, providing flexibility and ease of movement around the land. Located on a quiet no through road, the gardens and grounds reinforce Churchlands as a private countryside retreat with genuine scope and long term appeal.





## The driveway and parking

Accessed via a gated driveway set back from a quiet country lane. The entrance is framed by brick pillars and opens onto a sweeping drive, with open views across the surrounding countryside. There is generous parking, comfortably accommodating multiple vehicles, together with planning permission granted for a three bay garage positioned at the front of the house.



## Location

Churchlands is set on the edge of the rural village of Tedstone Delamere, a sought after Herefordshire setting characterised by open countryside, far reaching views and a strong sense of peace and privacy. The village enjoys a traditional rural atmosphere centred around its historic church, while remaining well placed for access to nearby towns and services.

Everyday amenities are available in the market town of Bromyard, approximately 4 miles away, offering a good selection of independent shops, supermarkets, cafés, pubs and leisure facilities. The city of Worcester lies around 13 miles to the east and is the principal hub for shopping, dining, cultural attractions and employment. Malvern is also within easy reach and is well known for its amenities, scenery and range of schooling options.

The area is particularly well regarded for education, with local primary schooling nearby and a wide choice of highly regarded independent and state schools accessible around Worcester and Malvern, making the location especially appealing for families.

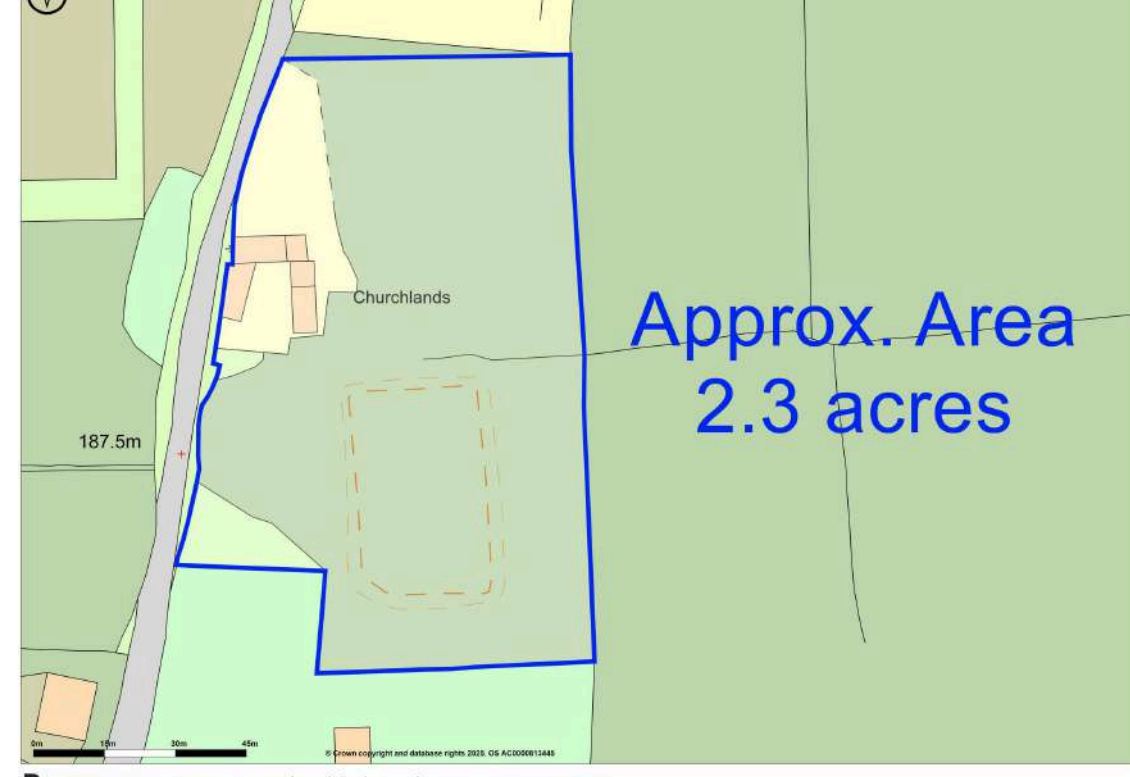
Despite its rural setting, Churchlands is well connected. Road access via the A44 and A4103 provides straightforward routes towards Worcester, Malvern and the wider region. Mainline rail services are available at Worcester Parkway, approximately 17 miles away, offering direct connections to London and the national rail network. This balance of countryside living with strong transport links makes Churchlands a highly practical yet private rural home.

## Services

Services are TBC.

## Council Tax

The Council Tax for this property is Band G



# Tedstone Delamere, Bromyard HR7



**Approx. Gross Internal Floor Area 2334 sq. ft / 216.90 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale.



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