



Paunceford Court Farmhouse

Much Cowarne, Bromyard, Herefordshire, HR7 4JQ



COUNTRY & CLASSIC

Paunceford Court Farmhouse

Impressive Six Double Bedroom Detached Period Farmhouse Including a Spacious Versatile Annexe, Impeccably Presented Throughout. Set Within 5.75 Acres of Gardens & Grounds, including a Five-Acre Field with Large Pond. Features Four Bright & Generous Reception Rooms, Spacious Kitchen/Breakfast Room with Wood Burner. Beautifully Maintained Gardens with Multiple Terraces & Seating Areas Offering Stunning Panoramic Views. Double Garage & Studio/Home Office. Rural & Peaceful Location. Close to Ledbury, Bromyard & Malvern with Easy Access to Hereford & Worcester

THE PROPERTY – Ground Floor

- Covered Oak Framed Porch
- Elegant Light Entrance Hall with Half Glazed Front Door, Quarry Tiled Floor
- Stunning New Garden/Cinema Room with Lantern Light & Bifold Doors Offering Fabulous Far Reaching Views. Karndean Flooring with Underfloor Heating
- Sitting Room with Bay Window & Woodburner
- Dining Room with Original Fireplace & Dummy Sash Windows
- Spacious Kitchen/Breakfast Room, Fully Fitted with Corian Worktop & Integrated Appliances, Double Oven & Induction Hob. Tiled Floor, Woodburner & French Doors to Terrace
- Main Bedroom with Vaulted Ceiling, Dummy Sash Windows leading to
- Dressing Room with Fully Fitted Oak Wardrobes
- Luxury Ensuite Bathroom with Free Standing Bath & Large Shower
- Study/Office
- Large Pantry with Original Slate Shelving, Back Door to Garden
- Wine Cellar
- Very Large Utility Room with Fully Fitted Oak Cupboards, Sink, Dog Shower & Back Door
- Boiler/Boot Room
- Downstairs Cloakroom

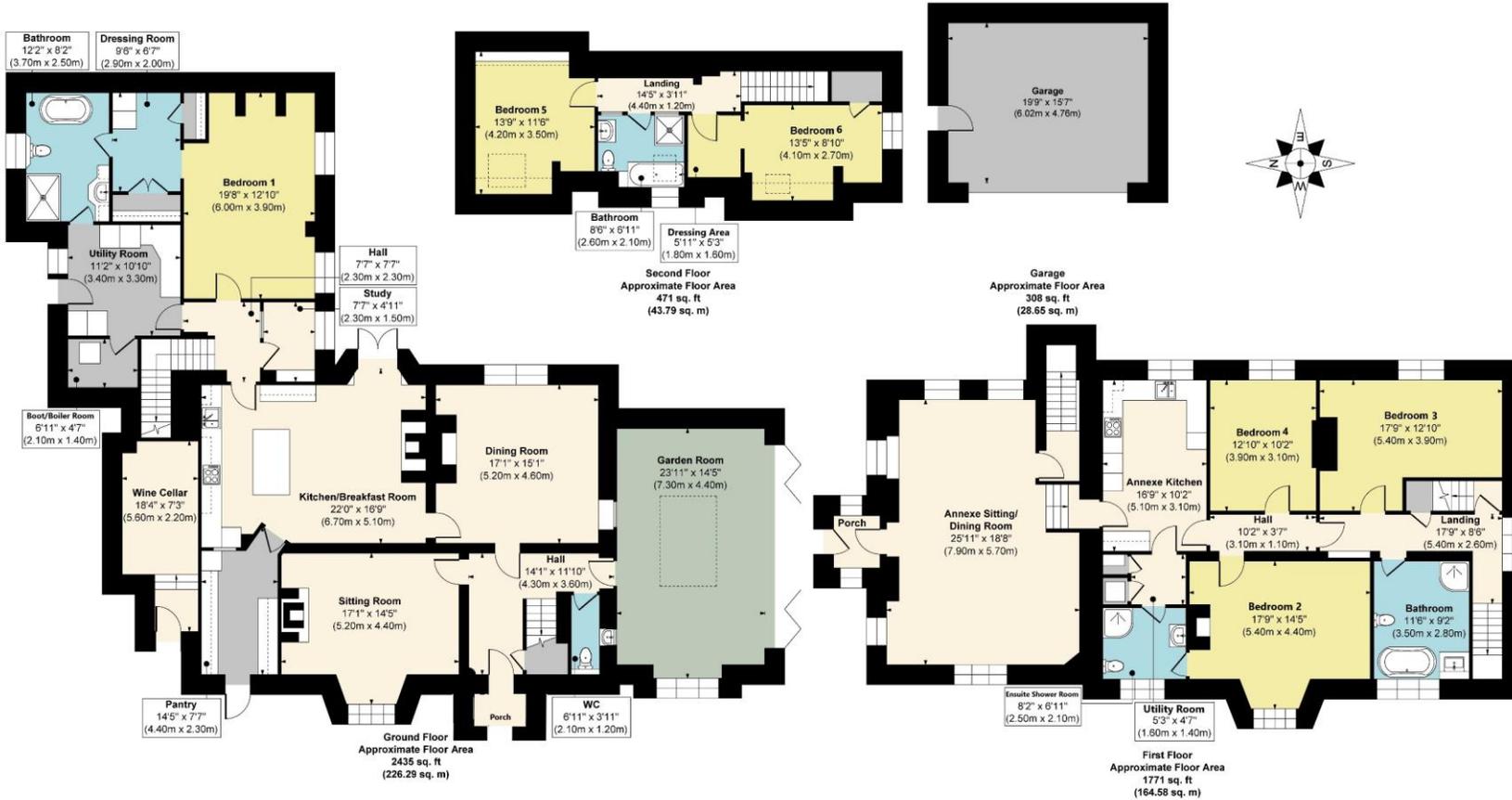




FLOOR PLANS

Total Approx. Floor Area 4985 sq ft 463.31 sq m

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Approx. Gross Internal Floor Area
Main House = 4677 sq. ft / 434.66 sq. m
Garage = 308 sq. ft / 28.65 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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THE PROPERTY – First Floor

- Two Large Double Bedrooms with Original Fireplaces & Dummy Sash Windows
- Large Family Bathroom with Freestanding Bath & Separate Shower
- Door to Annexe

THE PROPERTY – Second Floor

- Two Spacious Double Bedrooms with Vaulted Ceilings, Velux Windows & Eaves Storage
- Family Bathroom with Separate Shower & Velux Window

THE ANNEXE

- Separate Ground Level Entrance with Enclosed Oak Framed Porch
- Superb Living Room with Vaulted Ceiling, Providing Spacious Dining & Sitting Areas
- Fully Fitted Kitchen with Integrated Appliances, Double Oven & Induction Hob
- Utility Room
- Large Double Bedroom with Bay Window & Fully Fitted Wardrobes
- Ensuite Shower Room
- Back Stairs to Ground Floor of Main House
- The Versatile Layout of the Annexe within the Main House allows for a Variety of Divisional Options



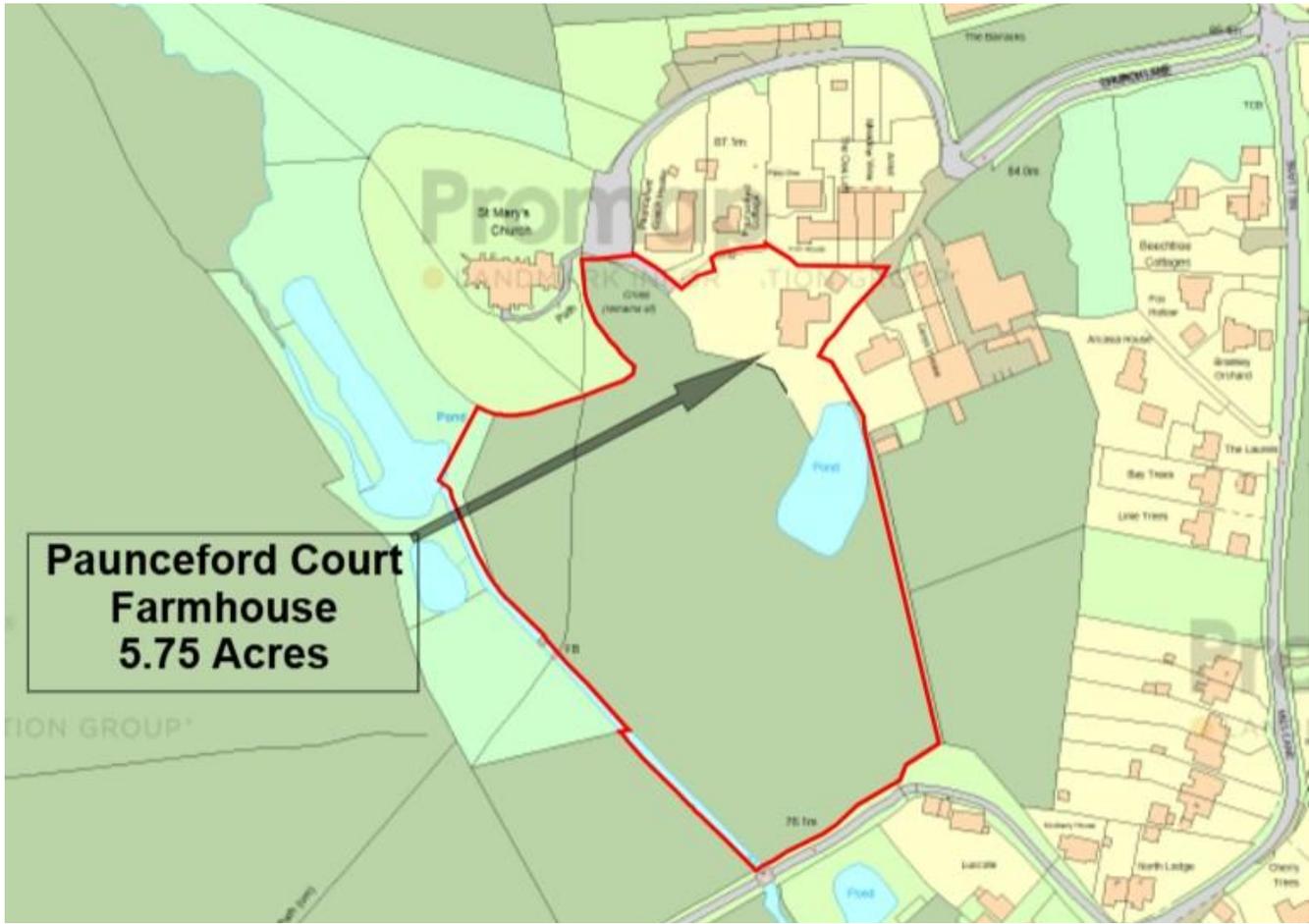
THE OUTSIDE

- 5.75 Acres of Gardens & Grounds Including
- 5 Acre Field with Large Pond with Pontoon & Seating Area
- Modern Studio/Home Office with Light & Heating
- Double Garage/Workshop with Roller Doors
- Log Stores & Further Storage Sheds
- Front Garden with Attractive South Facing Stone Wall & Terrace
- Former Water Store Converted to Covered South Facing Seating Area with Garden Stores to Either Side
- Attractive Borders with Mature Planting & Beech Hedging
- Raised Vegetable Beds
- Elegant Entrance Drive with Wrought Iron Entrance Gates
- Back Drive with Plenty of Parking

THE SITUATION

- Rural Position Adjacent to Much Cowarne Church
- 2 Miles to Burley Gate with Local Shop, Primary School & Village Hall
- 6 Miles to Bromyard with Local Amenities
- 10 Miles to Both Ledbury & Hereford, with Mainline Stations
- 12 Miles to Great Malvern with Mainline Station
- 13 Miles to Leominster with Mainline Station
- 17 Miles to Worcester with Mainline Station & M5
- 14 Miles to M50 Junction 2







PRACTICALITIES

- Council Tax Band– F– Herefordshire District Council
- Mains Electricity & Water
- Private Drainage
- Oil Fired Central Heating
- Solar Panels Providing Hot Water
- New Double Glazed Windows Throughout
- Full Fibre Broadband

POSTCODE & DIRECTIONS

HR7 4JQ What 3 Words: comforted.code.kind
From the A4103 take the small turning to Much Cowarne.
Continue along the lane for approx. 1.75 miles. Shortly after
the new houses on the right take the left hand turning down
Church Lane, following the sign to Medieval Church. Follow
the road round to the right passing the barns on both sides.
Continue into the church car park and the entrance & gates
to the property are in the far corner

VIEWING ARRANGEMENTS

Strictly by appointment with the agents:
Country & Classic: 01531 888388

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		


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