



School House

Tarrington, HR1 4EX

Andrew Grant

School House

Tarrington, Hereford HR1 4EX

5 Bedrooms **3 Bathrooms** **3 Reception Rooms**

Historic former headmaster's home offering generous living spaces, five bedrooms and private gardens beside the village hall with countryside views.

- Early Victorian former headmaster's home dating from 1874 with characterful accommodation over two floors
- Three reception rooms including a formal living room with two bay windows with original shutters and two rooms with wood-burning stoves
- East-facing garden with broad terrace, level lawn, mature trees & borders, sheds and raised beds
- Gated gravel driveway with extensive parking and turning, bordered by hedging and lawns
- Village setting beside the hall and playing fields, between Ledbury and Hereford with countryside on the doorstep

School House is the former headmaster's home, purpose-built alongside the village school in 1874, with the date still commemorated on an original plaque set into the village hall façade. Although attached to the hall, it was designed as a separate residence and benefits from thick walls and substantial storage along the party wall, providing notable sound insulation. The accommodation includes a formal living room, cosy sitting room, open-plan kitchen/dining room and a flexible snug or fifth bedroom with Jack and Jill shower room access. Upstairs are four double bedrooms, including a principal suite with dressing storage and en suite, alongside a stylish family bathroom. A substantial loft already has wiring access, two windows and a skylight, with early-stage plans previously explored for conversion into an additional bedroom and bathroom. Outside are large east-facing gardens, numerous sheds and a gravel driveway.

2294 sq ft (213.1 sq m)





The kitchen and dining room

The kitchen and dining room forms the social heart of the home. Traditional cabinets and a generous island provide plenty of storage and workspace alongside integrated cooking appliances. There is room for a large family table, with French doors opening onto the terrace, and a large window overlooking the gardens.





The living room

The living room is designed for relaxing and entertaining. Two bay windows with original panelled shutters overlook the garden, while a log-burning stove set into a handsome fireplace provides a central feature. Decorative corning and a central light point enhance the period feel and there is direct access back to the entrance hallway.





The sitting room

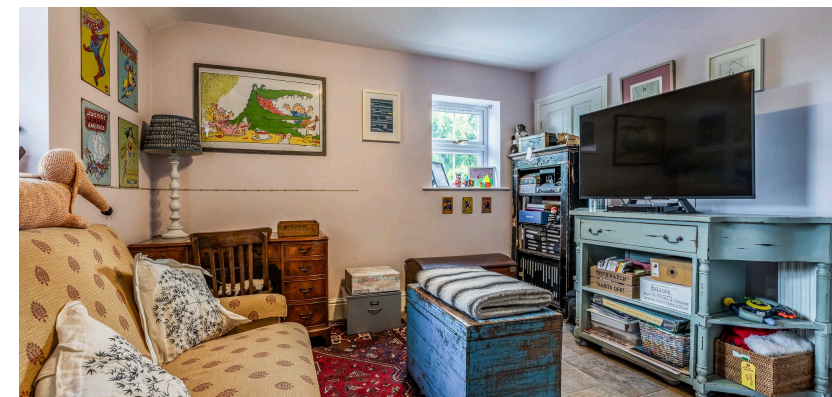
The sitting room functions as a more intimate reception or study. A log-burning stove sits beneath a reclaimed timber mantel on a raised hearth. A built-in bookcase sits next to the chimney breast, and a tall sash window with original panelled shutters frames views to the garden and front; the room opens off the hallway and flows into the kitchen and dining room.





The fifth bedroom / snug

Currently arranged as a snug, this flexible ground-floor room could serve as an additional bedroom. Two windows offer outlooks to the side and rear and it has use of a modern jack and jill shower room connecting to the utility, making it ideal for guests or multi-generational living.





The utility

The utility room doubles as a practical boot room. Built-in cupboards and a sink are set beneath wood-effect worktops with space for laundry appliances, including a dedicated area for a tumble dryer beneath the boiler with an external vent outlet already in place. A stable door leads to the garden, while wall hooks and shelving provide storage for coats and boots.



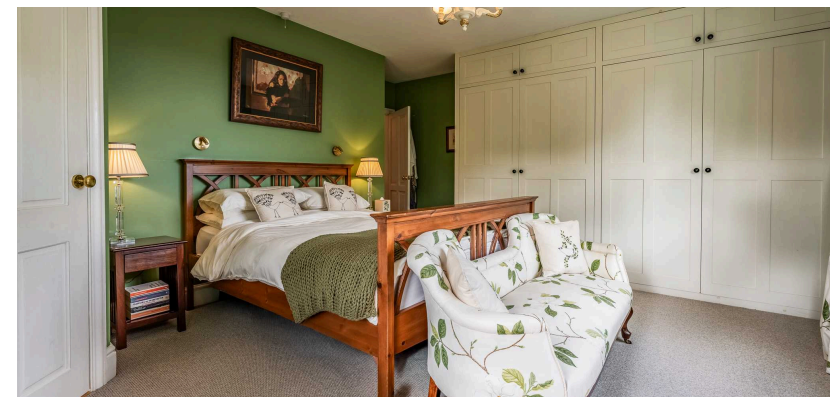
The hallway

The entrance hall provides a welcoming arrival point. A staircase with turned newel posts and a runner rises to the first floor. There is access to both principal reception rooms, and plenty of space for hall furniture.



The primary bedroom

The principal bedroom provides a calm retreat at the end of the day. A wall of bespoke fitted wardrobes maximises storage and multiple windows look over the gardens and surrounding countryside. A door leads to the private en suite shower room.







The primary en suite

The en suite has been finished to a contemporary standard. A generous walk-in shower with a rainfall head is set against metro-tiled walls. There is a pedestal washbasin, WC and chrome towel radiator.



The second bedroom

The second bedroom offers another spacious double room. Double aspect windows look over the gardens and there is built-in storage. The generous proportions provide space for a desk or seating area in addition to a large bed and furnishings.



The third bedroom

The third bedroom is a charming room with high ceilings and a period feel. Decorative corning and a picture rail accentuate the space. There is ample room for freestanding furniture and two original sash windows look over the garden.



The fourth bedroom

The fourth bedroom makes an ideal child's or guest room. A window enjoys far-reaching views over the countryside and the layout accommodates a bed, desk and storage with an additional built-in laundry cupboard. The high ceiling enhances the sense of space.



The bathroom

The family bathroom combines traditional style with modern fittings. A freestanding clawfoot bath sits opposite a separate walk-in shower with rainfall head and green metro tiling. There is a pedestal basin, WC, chrome towel radiator, wainscoting and a window, creating a tranquil place to unwind.





The garden

The garden is a generous and private space bordered by hedging, mature trees and beautifully planted borders. A recently planted hedge provides excellent additional screening from the neighbouring hall grounds. A paved terrace outside the kitchen provides the perfect spot for summer dining and steps down to an expansive lawn. Raised beds, a timber shed and a wood store sit to one side, while wisteria-clad walls and far-reaching views over neighbouring fields add to the setting.



For families in particular, the adjoining recreation ground and village hall facilities have offered a natural extension to the garden, with safe pavement access directly from the house to open playing fields, swings, slides and space for children to ride bikes, play football and enjoy the outdoors.



The driveway and parking

The property is approached through a gated gravel driveway. The drive provides ample parking and turning space for several vehicles. Bounded by original brick walls and mature hedging, it offers a high degree of privacy and there are useful timber sheds with potential for garaging subject to permissions.



Location

Tarrington is a traditional Herefordshire village situated between the market town of Ledbury and the cathedral city of Hereford. It enjoys a notably active and welcoming community centred around the village hall, which hosts a wide variety of clubs, activities and social events including Parents & Tots groups, Brownies, Rainbows, yoga, Pilates, bowls and community gatherings. The hall and recreation field provide a particularly valuable asset for families, with extensive outdoor space and play facilities within easy walking distance of the house. Residents are also able to hire the hall for private functions and celebrations, with excellent facilities including a large kitchen and event space. The surrounding countryside offers an abundance of footpaths, bridleways and quiet lanes for walking and cycling. Nearby Ledbury and Hereford provide a wider choice of shopping, schooling and transport links, while the M50 at Ledbury connects to the Midlands, South Wales and beyond.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 900 Mbps and upload speeds up to 900 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, EE, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

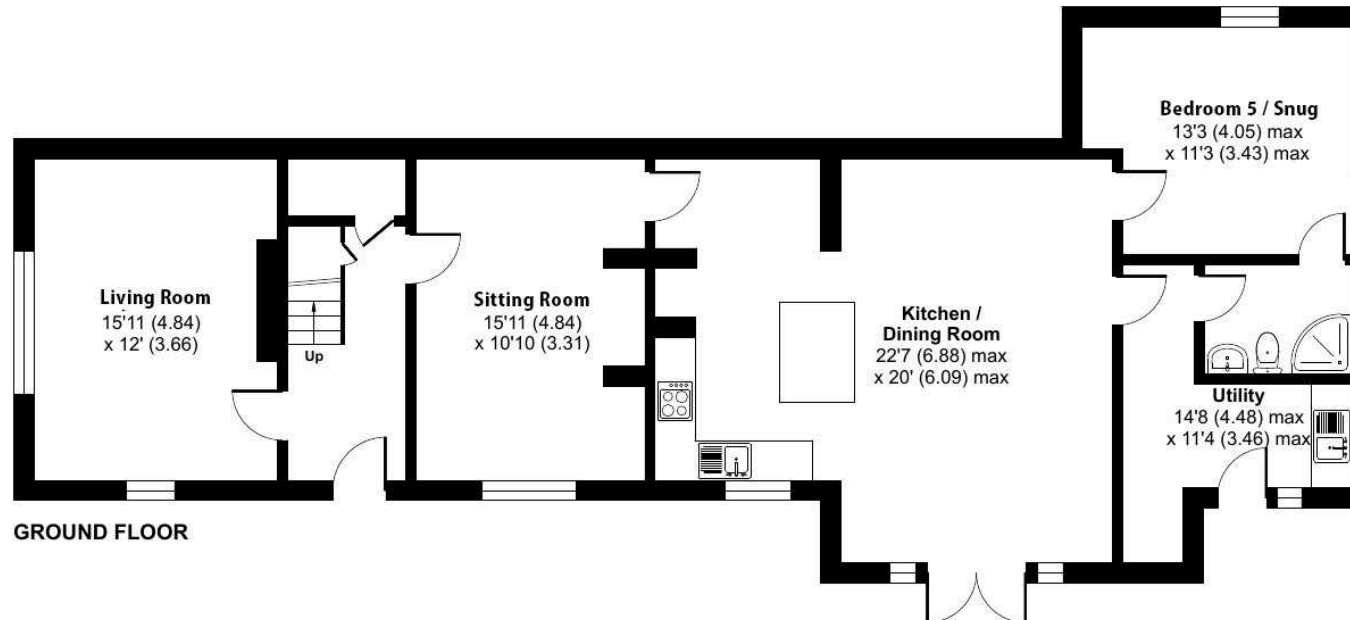
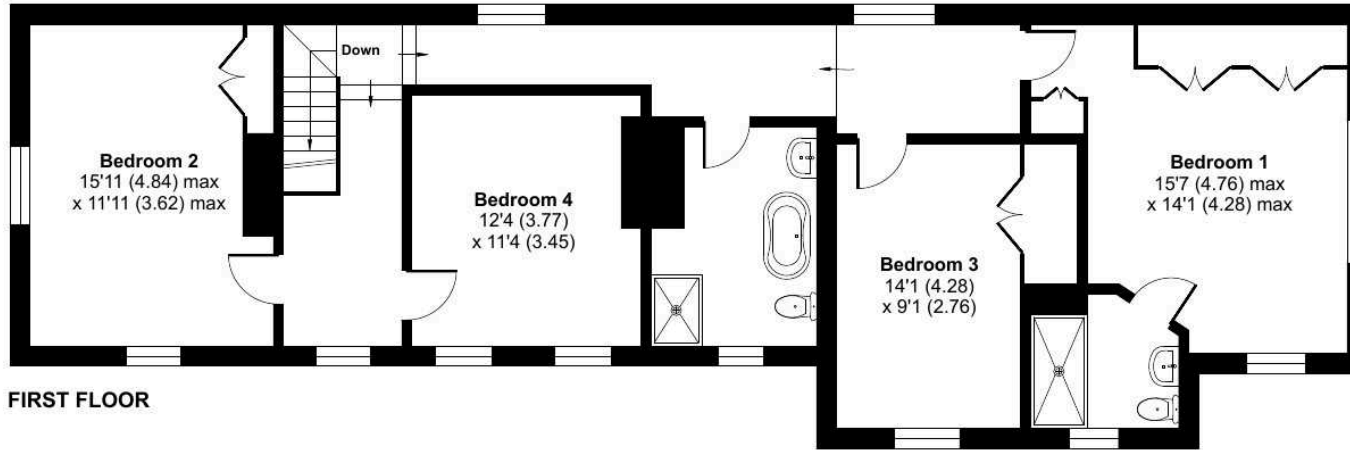
The Council Tax for this property is Band E



Tarrington, Hereford, HR1

Approximate Area = 2294 sq ft / 213.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1463180



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