

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Beautifully Presented Three-Bedroom Barn Conversion With Generous Garden

A Spacious And Character-Filled Barn Conversion Offering Three Double Bedrooms, Set Within A Generous Garden That Includes A Large Patio. Immaculately Maintained Both Inside And Out, The Property Boasts A Wealth Of Period Features, Including Exposed Beams And Original Character Throughout. Nestled In A Peaceful Rural Community Just 3 Miles From The Village Of Clifton Upon Teme, And Conveniently Located Near Bromyard And Tenbury Wells. EPC - D

## Seaview – Guide Price £375,000

Wolverlow , Bromyard, Herefordshire, HR7 4QA

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## Location

Wolverlow is a charming rural community in the heart of the Herefordshire countryside, known for its unspoilt landscapes and idyllic setting. Nearby Bromyard offers a range of independent shops, cafés, schools, and regular community events, while the surrounding area is perfect for walking, riding, and enjoying the great outdoors.

## Property Description

A rare opportunity to purchase a spacious and immaculately presented three-bedroom barn conversion, rich in character and charm. Nestled in the tranquil hamlet of Wolverlow near Bromyard, this delightful home blends rustic elegance with modern comfort, offering generous living space and cottage style garden.

The property features three well-proportioned double bedrooms and a wealth of original period features, including exposed beams, vaulted ceilings, and traditional architectural details throughout. The expansive living areas are bright and inviting, perfectly suited for both family life and entertaining. Outside, the property enjoys a generous garden with a large patio area-ideal for al fresco dining-as well as mature planting and rural aspect, creating a true countryside retreat.

Located just 3 miles from the popular village of Clifton upon Teme, and within easy reach of the historic market towns of Bromyard and Tenbury Wells, the property is perfectly situated for those seeking a peaceful lifestyle with convenient access to local amenities.

The accommodation with approximate dimensions is as follows:

### **Kitchen Dining Room 5.78m (18ft 8in) x 4.78m (15ft 5in)**

A wooden stable door opens into a charming and spacious kitchen dining room featuring an integrated shaker style kitchen with a range of wall mounted and base units with a wooden counter top and inset ceramic sink and draining unit with chrome tap. Integrated 'Smeg' dishwasher, integrated 'whirlpool' washing machine. Feature breakfast peninsula with under counter fridge and freezer and space for seating. Space for electric range cooker and LPG supply. Two double glazed windows to the front aspect, double glazed french doors opening onto the garden patio. Two ceiling light pendants and further ceiling light point. Stone tiled flooring. Open carpeted staircase with under stair storage cupboard.

### **Sitting Room 4.70m (15ft 2in) x 4.16m (13ft 5in)**

A characterful dual aspect room with exposed beams and impressive fireplace with inset log burner, stone hearth and wooden mantelpiece. Four wall mounted lights. A double glazed windows to the front and two to the rear aspect. Stone tiled flooring. Two radiators.







### Galleried landing

To the first floor is an impressive galleried landing with vaulted ceiling and exposed beams with a chandelier light pendant and double glazed window to the front aspect/. Loft access. Carpet. Radiator. Doors into bedrooms and family bathroom.

### Bedroom One 4.78m (15ft 5in) x 3.04m (9ft 10in)

A dual aspect double bedroom with vaulted ceiling. Double glazed windows to the front and rear aspect with feature high level window on to the galleried landing. Exposed beams and brickwork. Radiator. Carpet.

### Bedroom Two 4.21m (13ft 7in) x 2.35m (7ft 7in)

A double bedroom with ceiling light point. Double glazed window to the rear aspect. Exposed beams. Carpets. Radiator.

### Bedroom Three 4.21m (13ft 7in) x 2.35m (7ft 7in)

A third double bedroom of similar proportions to the second with two ceiling light points. Double glazing to the front aspect. Exposed beams. Carpet. Radiator.

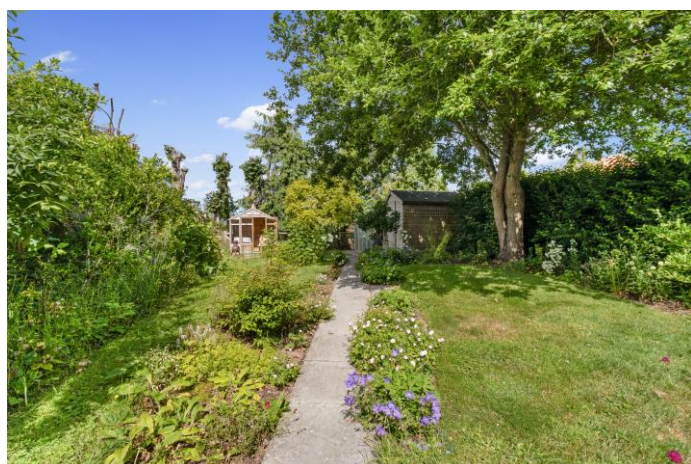
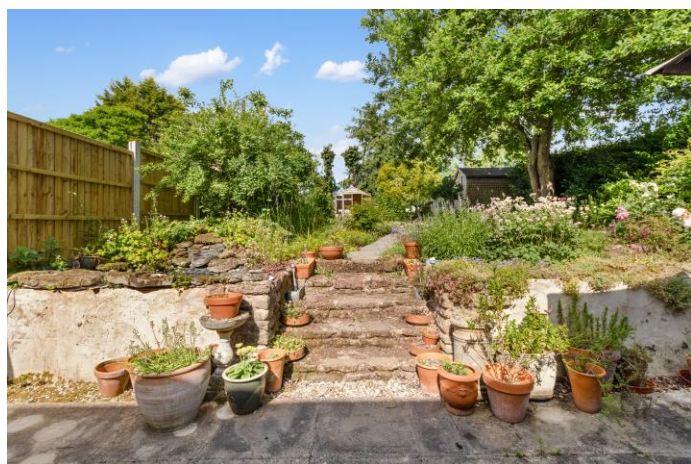
### Bathroom

A stylish and contemporary bathroom that blends original features with modern conveniences. With four spot down lights. Obscure double glazed window to the rear aspect. Walk in mains powered shower with rainfall and detachable shower head. Roll top bath. Chrome heated towel rail. Ceramic sink with chrome taps. Low level toilet. Exposed beams. Extractor fan.

### Garden and Outside

Stepping out onto an approximately westerly facing garden with a pleasant paved patio with an external oil fired boiler and garden shed with a feature wildlife pond to the left. Step up onto an area laid to lawn with deep and well stocked borders and a paved path leading up to the top of garden which benefits from three fruit and vegetable planters, summer house and green house with a further corner patio. Outside power, water and lighting is available.

To the front of the property is a concrete driveway for multiple vehicles. with useful log stores to either side. Steps up to a front stable door. Outside lighting.



## Directions

From John Goodwins Ledbury office head north on the B214 heading through the villages of Staplow and Castle Frome. At the A4103 T Junction turn right and then immediately left remaining on the B214 and passing through Bishops Frome and Munderfield until you reach another T Junction. Turn right onto the A465 and shortly right again onto the Bromyard Bypass. Take a left onto the B4203 and remain on this road for roughly 5 miles passing through Tedstone Wafare. Turn left down an unmarked road opposite 'Holly Bush Lane'. Remain on this road for roughly a mile where the property can be found down a private road on the left hand side.

WhatThreeWords: tonight.suprises.hunches



## Services

We have been advised that mains electricity services are connected to the property.

Drainage is to a shared private system. There is an oil fired boiler. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

## Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (65).



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**Ledbury Office**  
**01531 634648**

**3-7 New Street, HR8 2DX**  
**ledbury@johngoodwin.co.uk**

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