

Upper Broxwood Farm, Leominster, HR6 9JL

Price £885,000

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Upper Broxwood Farm, Leominster

The home is a Grade II listed 15th-century farmhouse, Including an extensive range of adjoining traditional barns and outbuildings, established gardens and land extending to approximately nine acres. The scale and versatility of the buildings are a significant part of the property's appeal, offering excellent storage and workspace together with potential to convert STPP, or for equestrian, business, leisure or ancillary uses, subject to any necessary consents.

FEATURES

- Grade II listed 15th-century farmhouse
- 8.71 acres of gardens, pasture and woodland
- Ideal for equestrian, smallholding, business or multi-generational use
- Exceptional range of traditional barns and outbuildings
- Three reception rooms and six bedrooms
- No onward chain

Material Information
Price £885,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: F
EPC: (null)
For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

Property Description

A gated entrance opens onto a long sweeping cherry tree-lined driveway, which leads to a generous gravelled parking and turning area between the house and the buildings. This arrangement gives the property a strong sense of arrival while also providing practical access for larger vehicles, trailers or equestrian use.

An oak-framed porch leads you into the entrance hall, with access through to the main living accommodation. The sitting room is a well-proportioned reception room with exposed beams, oak flooring and a fireplace, fitted with a wood-burning stove. A charming snug offers secondary space to enjoy and includes fitted bookshelves, a further wood-burning stove and an outlook across the garden. There is also an additional study with fitted shelving and oak flooring, together with an adjoining shower room lending itself to a downstairs bedroom if required.

The kitchen and breakfast room is a generous and practical space with fitted units, a central island, integrated dishwasher, hob and four-oven Aga. Exposed beams, flagstone flooring and a former bread oven reflect the history of the house, while a glazed door opens directly onto the terrace and gardens. A utility / boot room provides useful additional storage and a place for muddy boots, children or dogs. The formal dining room offers space for a substantial table and has direct access outside, making it suitable for both everyday family use and entertaining. From the sitting room, the staircase rises to the first floor.

Four bedrooms are served by the family bathroom, while the principal bedroom is a spacious and light room with a vaulted ceiling, exposed beams and windows on both elevations offering exceptional views. It connects to a dressing room and an en-suite bathroom with a bath and separate shower. There is another guest bedroom with a vaulted ceiling and its own shower room. This area can be reached internally or by an external stone staircase, giving it a useful degree of independence for guests or family members or even if there was a need to rent the room out.

The extensive range of traditional barns and outbuildings adjoins the farmhouse and creates a highly adaptable courtyard of buildings. They provide substantial covered storage and workshop space and could suit a wide range of requirements, including stabling, vehicle or machinery storage, studios, home-working space or possible ancillary accommodation, subject to planning permission and listed building consent. One section has already been adapted to provide a laundry room with fitted cupboards, a deep sink and plumbing for a washing machine. A separate gated entrance from the lane serves the barns directly and provides further parking and independent access, which considerably increases their practicality. This is an exceptional range of outbuildings with great potential.

The gardens extend around the house and include broad lawns, established borders, mature trees and a paved terrace. A more formal garden incorporates box hedging, raised beds, pathways and rose planting, while the wider grounds include grazing pasture, mixed woodland and a pond.

The grounds extend to approximately nine acres. The combination of the historic farmhouse, the scale of the outbuildings and the surrounding land makes Upper Broxwood Farm particularly well suited to buyers looking for a home with space for horses, a smallholding, farming hobbies, business use or multi-generational living. One of the most versatile homes we have on the market.

Services

Main water, electricity and private drainage. Gas central heating
Herefordshire council tax band F
Tenure Freehold

Location

Located just outside the rural hamlet of Broxwood just 4 miles from the popular black and white village of Pembridge, which is very well catered for offering a number of public houses and restaurants, primary school, village hall, lovely village shop/tea room and church to name just a few. The property is within the catchment area for Weobley primary and high school. The popular market towns of













Leominster (7 miles), Kington (6 miles) and Weobley (3.5) Offer a further range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide.

Agents Note

Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

What3words

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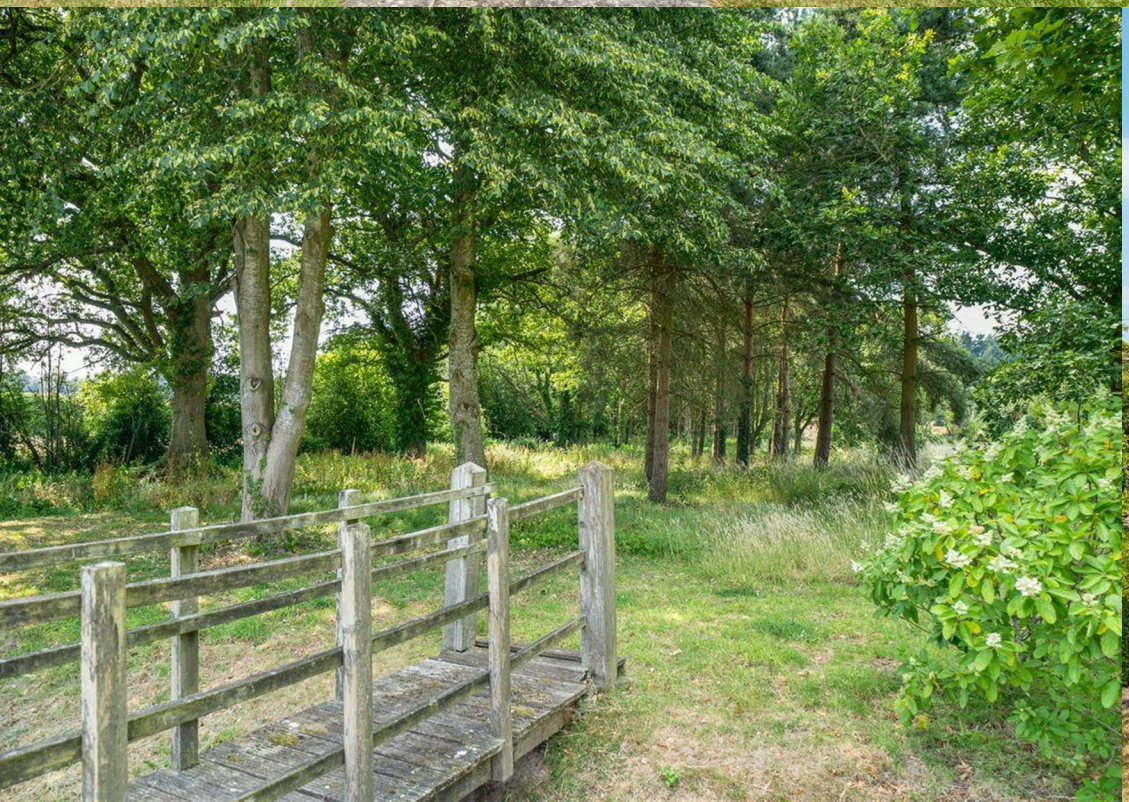
DIRECTIONS

Leave Leominster on the A44 towards Dilwyn & Weobley for 7.4 miles. You will bypass Weobley on the A4112 and the next road on the right will be signposted for Broxwood. Follow this road for 1.8 miles and turn left. The property will be the first house on the right hand side.













We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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