



Brinsop Barn
Stretton Grandison | Ledbury | Herefordshire | HR8 2TS

 FINE & COUNTRY

BRINSOP BARN

An exceptional country residence with annexe, set in approximately 0.75 acres. We are delighted to present Brinsop Barn, an outstanding barn conversion offering an impressive blend of character, space and modern family living. Set within approximately 0.75 acres of beautifully maintained grounds, this unique home enjoys a peaceful rural setting while remaining conveniently located just 10 minutes from Ledbury and 15 minutes from Hereford, with excellent access to amenities and transport links.

Brinsop Barn is a substantial and versatile home extending to over 3,500 sq ft (including annexe), thoughtfully designed to provide generous and flexible accommodation across two floors.



Accommodation Summary

Ground Floor

The welcoming entrance hall, finished with a striking stone floor, sets the tone for the quality and character found throughout. The ground floor offers a superb range of reception spaces including a spacious lounge featuring a log burner, ideal for cosy evenings, and a formal dining room with feature wall—perfect for entertaining.

At the heart of the home lies the well-appointed kitchen, complete with granite worktops, integrated dishwasher, oven, microwave, gas hob with extractor, and space for an American-style fridge freezer. A separate utility room provides additional practicality including a sink and space for white goods

A standout feature is the impressive front sitting room, boasting a vaulted ceiling and doors opening directly to the outside, creating a bright and airy living space that seamlessly connects indoors and out.





Seller Insight



Brinsop Barn has been a truly special home for us, and somewhere we've genuinely loved living.

From the moment we first saw it, we knew it was different. There's something about the space, the light, and the character of the barn that just feels right. It manages to feel both impressive and welcoming at the same time – something that's quite rare to find.

What we've always loved most is the sense of space, both inside and out. The house flows so well, making it perfect for everyday living but also brilliant for hosting. It's the kind of home where people naturally gather, whether that's a relaxed weekend with friends or something a bit more special.

One moment that really stands out for us was Christmas. We hosted the whole family here with ease, with plenty of space for everyone to enjoy being together. The entrance hall comfortably held a huge 10ft Christmas tree, which became the centrepiece of the house, with everyone gathered around. It's moments like that which really show what the house is all about – warm, sociable, and made for bringing people together.

The barn has so much character, with features that give it real personality, but it's also been thoughtfully modernised so it's easy and comfortable to live in day to day. It's in great condition and it's a home you can simply move straight into and enjoy.

The setting has been another huge part of why we've loved living here. It's peaceful and private, surrounded by countryside, but still well connected. You get the best of both worlds – a real sense of escape without losing convenience.

Outside, there's plenty of space to enjoy, whether that's relaxing, entertaining, or just taking in the surroundings. It really adds to the lifestyle this home offers.

The annexe has also been a real asset for us. It adds so much flexibility – whether that's having guests to stay, giving family their own space, or even using it for work. It's one of those features you don't fully appreciate until you have it.

*More than anything, Brinsop Barn just feels like a proper home. It's somewhere we've made some amazing memories, and a place we'll be genuinely sad to leave. We're confident whoever comes next will love it just as much as we have.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from a dressing room and ensuite facilities, whilst the additional bedrooms are served by a spacious family bathroom featuring a slipper bath, bidet, vanity unit, and WC.

Bedroom four is currently utilised as a study, offering flexibility for homeworking or additional guest accommodation. Bedroom two also enjoys its own ensuite shower room.











Annexe and Outbuildings

A key feature of Brinsop Barn is the fully self-contained one-bedroom annexe, ideal for multi-generational living, guest accommodation, or potential rental income. This versatile space is equally suited for use as accommodation for a teenager or independent family member.

Further benefits include a double garage with WC, adjoining dog room, and a car port, providing excellent storage and practical facilities.



Outside

Set within approximately 0.75-acres, the grounds are beautifully presented and offer a wonderful sense of privacy and space. The property enjoys extensive outdoor entertaining areas, ideal for al fresco dining and summer gatherings, alongside well-maintained lawns and mature planting.



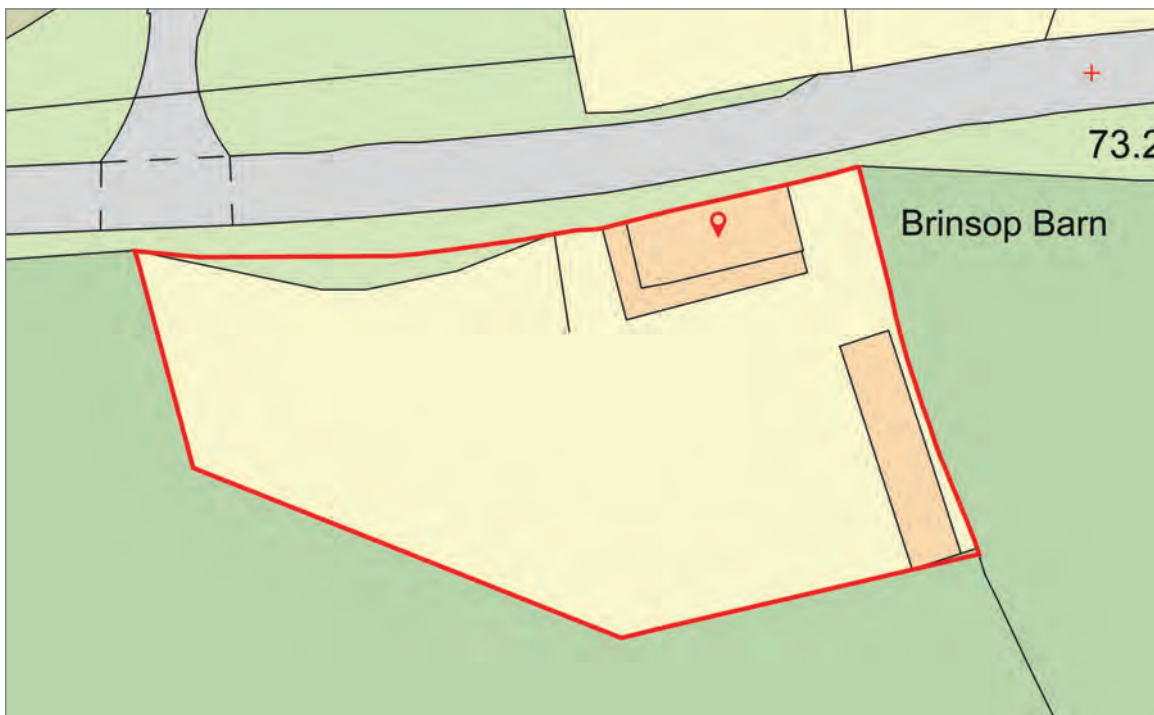




LOCATION

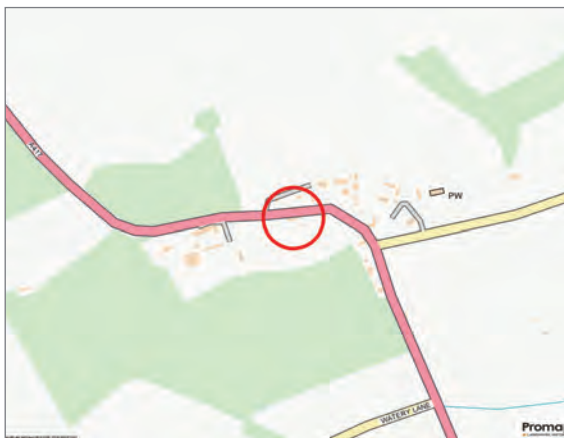
Situated in the charming village of Stretton Grandison, Brinsop Barn offers a peaceful countryside lifestyle while remaining well-connected. The nearby towns of Ledbury and Hereford provide a wide range of amenities, including shops, schools, and mainline train stations.





Services, Utilities and Property Information

Tenure: Freehold
 Council Tax Band: G / A (annexe)
 Local Authority: Herefordshire
 EPC: Exempt - Grade II Listed
 Property Construction: Standard (timber framed brick and block tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private via a septic tank
 Heating: LPG central heating and woodburning/multi-fuel stove
 Broadband: FTTP / Full fibre ultrafast broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Garage and driveway parking
 Additional Information: Situated in a Conservation Area. EV charging point. CCTV or similar security system in operation. Windows replaced in 2025. Mains water pipe crosses the adjacent field to the property with an agreement included in the original title deeds for the barn. Objection lodged to a planning application for 5 new build properties in the neighbouring field. Title deeds refers to provisions as to light or air.



Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Malvern and Worcester on 01905 678111.

Website

For more information visit Fine & Country <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Brinsop Barn, Stretton Grandison, HR8 2TS

Approximate Gross Internal Area = 233.1 sq m / 2509 sq ft

(Including Void)

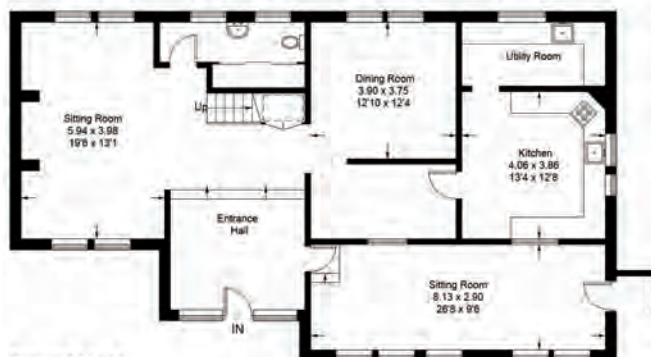
Annex = 94.6 sq m / 1018 sq ft

(Including Garage / Dog Room & Excluding Car Port)

Total = 327.7 sq m / 3527 sq ft



First Floor



Ground Floor



Car Port



Annex
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292395)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 01.05.2026



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



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