



## The Farriers

Brockhampton Park, WR6 5TB

Andrew Grant

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Brockhampton Mews, Brockhampton Park, WR6 5TB

**3 Bedrooms**   **2 Bathrooms**   **1 Reception Rooms**

A Grade II listed barn conversion in a pretty courtyard setting offering elegant accommodation and garden within Brockhampton Estate.

- Charming barn conversion with three bedrooms and one reception rooms within a historic mews
- Character details include exposed beams, a Clearview wood-burning stove and a well appointed kitchen
- Enclosed garden with lawn, patio, mature planting, useful timber summerhouse and shed
- Gravelled courtyard with a garage and space for additional parking
- Set within the 1,700-acre National Trust Brockhampton Estate, with shared woodland, including firewood rights, and National Trust membership benefits

The Farriers forms part of a Grade II listed barn conversion within a courtyard of period properties at Brockhampton Mews, the original farriers building, combining period character with modern living. Arranged over two floors, it offers a hall, cloakroom, double aspect living room with French doors to the garden, and a separate kitchen/dining room with bespoke cabinetry. Upstairs are three double bedrooms, including a principal suite with shower room, and a family bathroom. Outside, a private rear garden with patio and lawn enjoys a mature outlook, with a garage and parking within the courtyard. Set within the 1,700-acre National Trust Brockhampton Estate, the property benefits from communal parkland and woodland, including two areas adjacent to the courtyard held within the lease for residents' use, with firewood rights, and National Trust membership allowing nationwide access to properties.

**1416 sq ft (131.6 sq m)**





## The kitchen and dining room

Designed for everyday living, the kitchen and dining room combines cooking and eating spaces. Cabinets with plentiful worktops, a cooker with extractor and a sink set beneath the front window cater for keen cooks, along with an integrated fridge and two freezers. To the front, arched windows open to the courtyard, while there is ample room for a dining table and direct access from the hall.





## The living room

At the heart of the home, the living room provides a comfortable setting for family and guests. A brick fireplace with timber lintel houses a Clearview wood-burning stove, and French doors open onto the garden. Two tall arched windows overlook the courtyard and the room flows naturally from the hallway with space for both seating and dining zones.

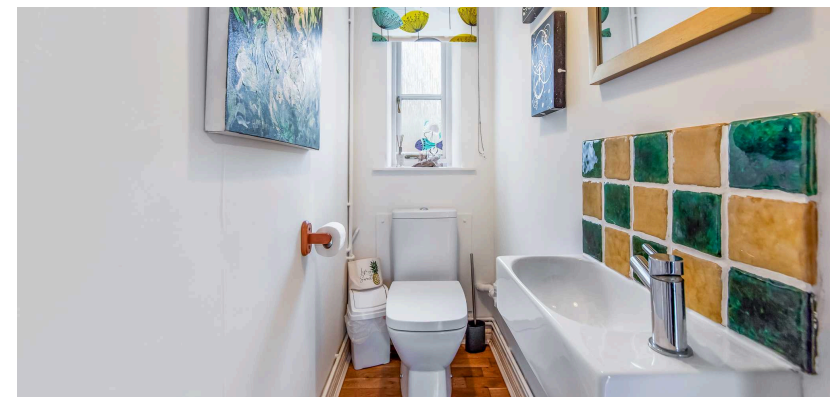






## The hallway and cloakroom

Creating a welcoming first impression, the hall links the ground-floor rooms and incorporates a returning staircase with balustrade rising to the first floor. There is space for coats and boots and useful storage under the stairs. A separate cloakroom features a modern white suite with WC and compact basin, colourful tile splashback and a small window.





## The primary bedroom

The principal bedroom is a calm retreat with generous proportions. Exposed timber beams across the ceiling add character and there are windows to the front and rear. Built-in wardrobes offer storage alongside space for free-standing furniture, and a doorway leads through to the private en suite shower room.





## The primary en suite

Serving the principal bedroom, the en suite includes a glazed shower enclosure with electric shower, a close-coupled WC and a sleek vanity unit. Open shelving provides useful storage, and a frosted window provides light while ensuring privacy. White tiling to the walls ties the room together.



## The second bedroom

This second bedroom features a pitched ceiling with exposed A-frame timbers and a distinctive accent wall. Dual windows on one side provide pleasant aspects over the mews. The layout offers ample room for furniture or a work station, making it a versatile room for guests or family.





## The third bedroom

Currently arranged as a study or hobby room, the third bedroom is a flexible space. A striking timber truss crosses the vaulted ceiling and a window brings views over the gardens. The room can accommodate a twin beds or a small double, making it ideal as a home office, nursery or occasional bedroom.



## The family bathroom

The family bathroom caters for the remaining bedrooms, offering a panelled bath with shower over and tiled surround, a vanity unit with inset basin and a close-coupled WC. Rich blue tiles complement the frosted window and exposed beam.



## The garden

A delightful feature of the home, the garden extends to the rear with level lawn and colourful planted borders. A paved terrace sits outside the living room for al fresco dining, and a stepping-stone path leads through mature shrubs towards an 8ft x 6ft timber summerhouse, currently utilised as a studio space. There is also a shed for convenient storage of garden equipments and the garden enjoys a leafy outlook and forms a peaceful retreat within the mews community.

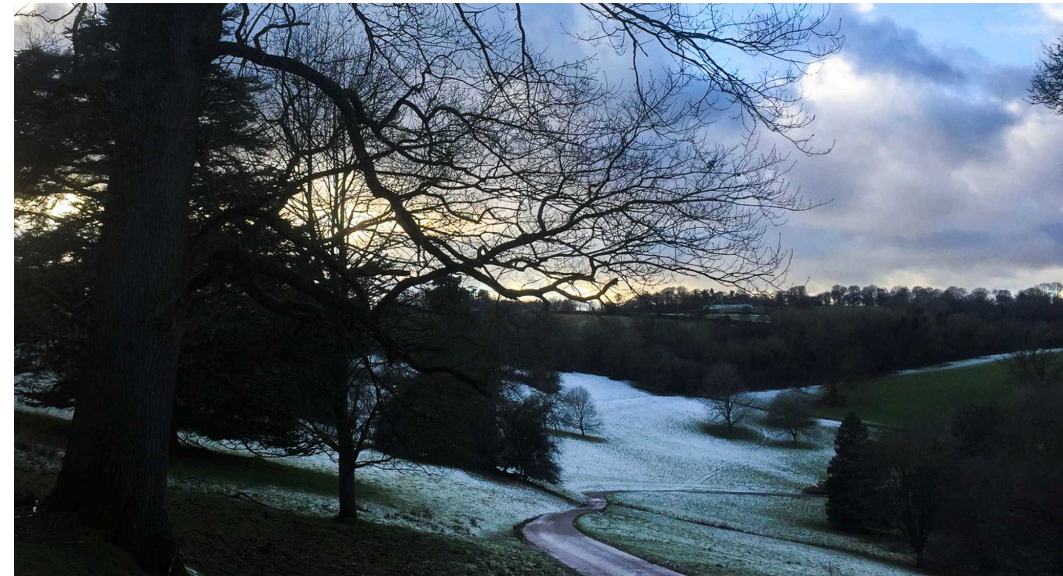




## The driveway and parking

Approached via a shared gravelled drive within a private, residents-only setting, the property benefits from allocated parking within a central courtyard. A brick-built garage with timber double doors provides secure parking or storage. Mature hedging and specimen trees line the approach, creating an attractive sense of arrival and a natural separation between neighbouring homes, with views across the surrounding estate grounds.



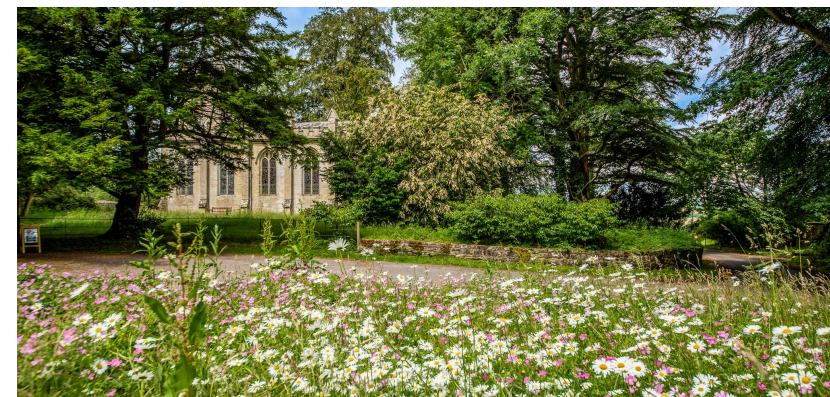


## Brockhampton Estate

One of The Farriers' most distinctive features is its setting within the renowned Brockhampton Estate, a remarkable 1,700-acre National Trust landscape of ancient woodland, historic parkland and rolling Herefordshire countryside. Residents enjoy direct access to miles of footpaths and woodland walks, creating an environment where nature and heritage form part of everyday life.



The estate is centred around the celebrated moated manor house, Lower Brockhampton, with its timber-framed architecture and centuries of history, while the surrounding parkland provides an ever-changing backdrop throughout the seasons. Ownership here offers more than a home; it provides the opportunity to become part of a unique rural community within one of the region's most treasured estates, with access to communal woodland, firewood rights and National Trust membership benefits enhancing the lifestyle on offer.



## Location

Brockhampton Mews lies within the historic parkland of the Brockhampton Estate, a National Trust holding in rural Herefordshire, surrounded by extensive communal grounds with access to parkland and woodland walks. Bromyard offers everyday amenities, with Tenbury Wells also nearby, while Hereford and Worcester provide a wider range of shopping, dining and leisure facilities. The well-regarded towns of Ledbury and Malvern offer additional services, schooling and access to the Malvern Hills. The area is ideal for outdoor pursuits, with the Bromyard Downs and Bringsty Common close by, along with a network of walking, cycling and equestrian routes. Two well-regarded pubs are also within easy reach. Road links connect to the A44 and onward to the M5, and there is a good selection of schools across the surrounding towns and villages.

## Services

The property benefits from mains electricity and electric storage heating, mains water, and a shared private drainage system served by a Klargester treatment plant.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, Three, EE and Vodafone (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 flooding and there is currently a low risk of surface water flooding.

## Council Tax

The Council Tax for this property is Band E.

## Agent Note

The property is leasehold with approximately 107 years remaining and forms part of a residents' management company responsible for the upkeep and management of the communal areas and shared services. The current ground rent is £325 per annum (subject to review and increases in accordance with the lease), and the service charge is £1,655 per annum.



# Brockhampton Mews

Approximate Gross Internal Area

Ground Floor = 55.1 sq m / 593 sq ft

First Floor = 60.8 sq m / 654 sq ft

Garage = 15.7 sq m / 169 sq ft

Total = 131.6 sq m / 1416 sq ft

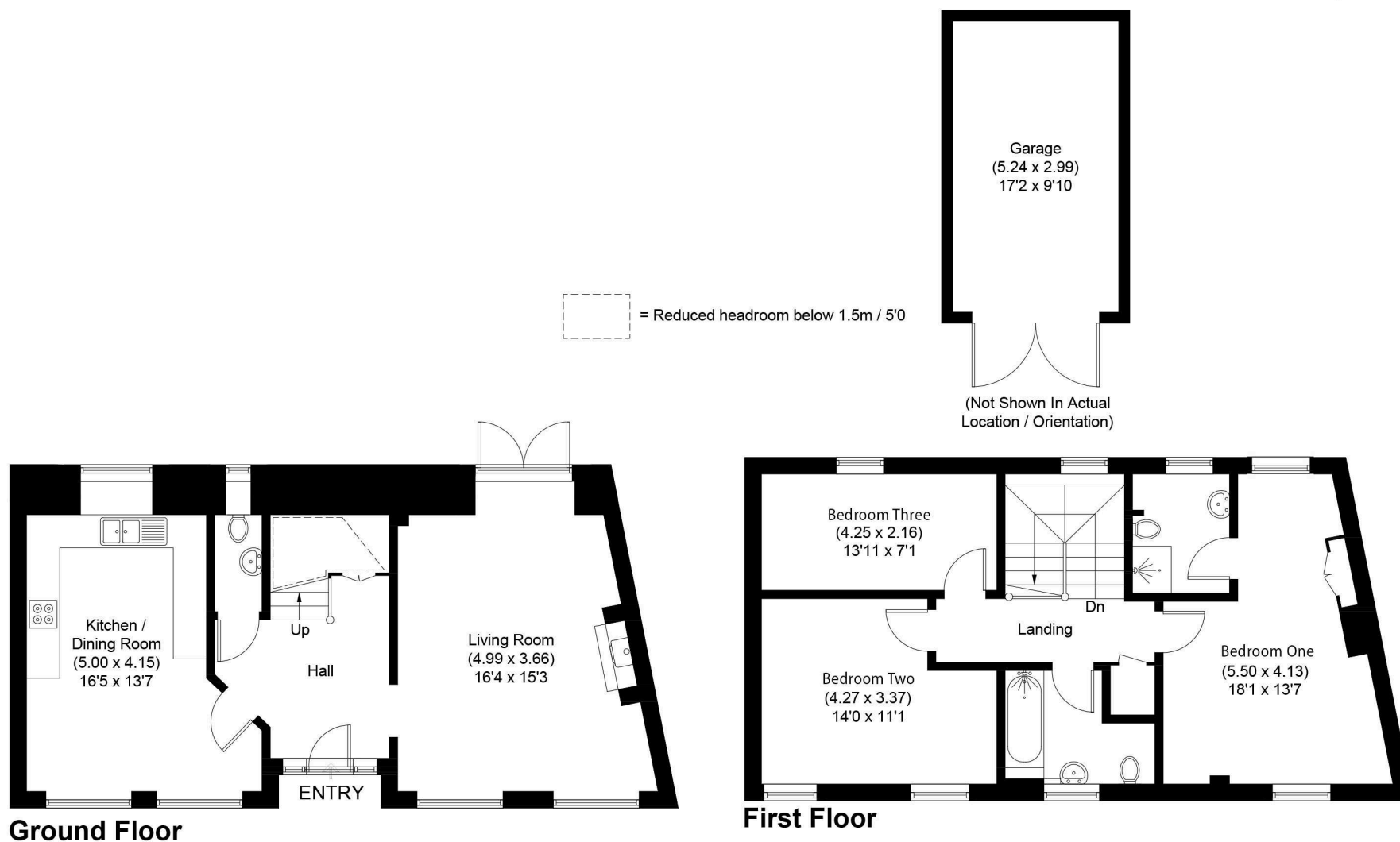


Illustration for identification purposes only, measurements are approximate, not to scale.



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