



## Upper Horton Farmhouse, Thornbury, Bromyard, Herefordshire

Attractive, south-facing detached stone farmhouse with large garden, double open garage and workshop, in a beautiful rural location with superb views



c. 2/3 Acre

GRANT  
& CO



## LOCATION

Bromyard 3 miles, Bredebury 4 miles, Leominster 11 miles, Malvern 15 miles, Ledbury 16 miles, Hereford 16½ miles, Worcester 17½ miles, Birmingham 40 miles



**Road:** M5 (Jct 7) 20 miles, M50 (Jct 2) 22 miles



**Railway:** Leominster, Malvern, Ledbury



**Airport:** Birmingham (51 miles), Bristol (76 miles)

## SUMMARY OF FEATURES:

- Beautifully presented detached farmhouse (2,358 sq ft)
- 3 double bedrooms, 2 modern shower rooms, galleried landing, study/potential Bedroom 4
- Spacious Aga kitchen/breakfast room, utility/boot room, WCs
- Well proportioned sitting room and formal dining room
- Large, established and beautifully maintained private gardens
- Detached, timber double open garage with attached workshop
- Private parking for several vehicles

## SITUATION

Upper Horton Farmhouse is an attractive, period stone-built property situated to the front of a small development of private residential barns, all set within a lovely rural location. It is conveniently located between the market towns of Leominster and Bromyard, with the Cathedral cities of Hereford and Worcester and motorway network also being easily accessible.

## UPPER HORTON FARMHOUSE

- Upper Horton Farmhouse dates back to c. 1850 and was the original farmhouse to Upper Horton Farm.
- A good-sized entrance hall is situated centrally within the property and makes a great focal point for access to the rest of this lovely home. There is also a useful WC situated off the hallway.
- The traditional, bespoke country-style kitchen with granite worktops offers ample storage, along with a useful walk-in larder. In addition, the kitchen/breakfast room benefits from an electric, 3-oven Aga and integrated appliances.
- A good-sized utility/boot room leads off the kitchen and has direct access to both the courtyard area and the garden. There is also a second, separate WC.
- The gracious sitting room is spacious and light, with an inglenook-style fireplace with multi-fuel stove and enjoys far reaching views.





- A good-sized dining room leads directly off the sitting room, via a pair of internal wooden doors, which offer the option of closing off the dining room if it is not in use. This room also has a multi-fuel burning stove and attractive, bespoke fitted bookcases/shelving.
- The stairs lead directly off the hallway up to a galleries landing currently used as a study area, with potential to create a 4th bedroom.
- There is a spacious principal bedroom and two good-sized double bedrooms, all with built-in wardrobes and beautiful south facing views. There are two modern walk-in shower rooms with underfloor heating.

## THE OUTSIDE

- The property is approached off a rural country lane leading to a smart, gravelled parking area with ample parking and the 2 bay open garage with attached workshop, which has potential for a variety of uses, such as a studio, home office, etc., subject to PP.
- There is a large, beautifully maintained lawned area to the front of the property, amounting to just over 0.6 acres, which is complemented by a careful selection of established shrubs, trees; including oak, birch and horse chestnut, and flowering plants.
- The well cared for gardens also include a small orchard, a raised veg bed and an attractive, gravelled seating area offers a perfect space for seasonal dining.
- There is a cellar, with external access.

**Services:** Mains electricity. Mains water. Shared septic tank drainage. Oil fired central heating. Two Multi-fuel burning stoves. Electric Aga.

**Broadband:** BT superfast fibre broadband is connected.

**Local Authority:** Herefordshire Council: 01432 260000.

**Council Tax:** Band "F" (£2,899.51 for 2020/21).

**Listing:** This property is not Listed.

**EPC:** Rated "F".

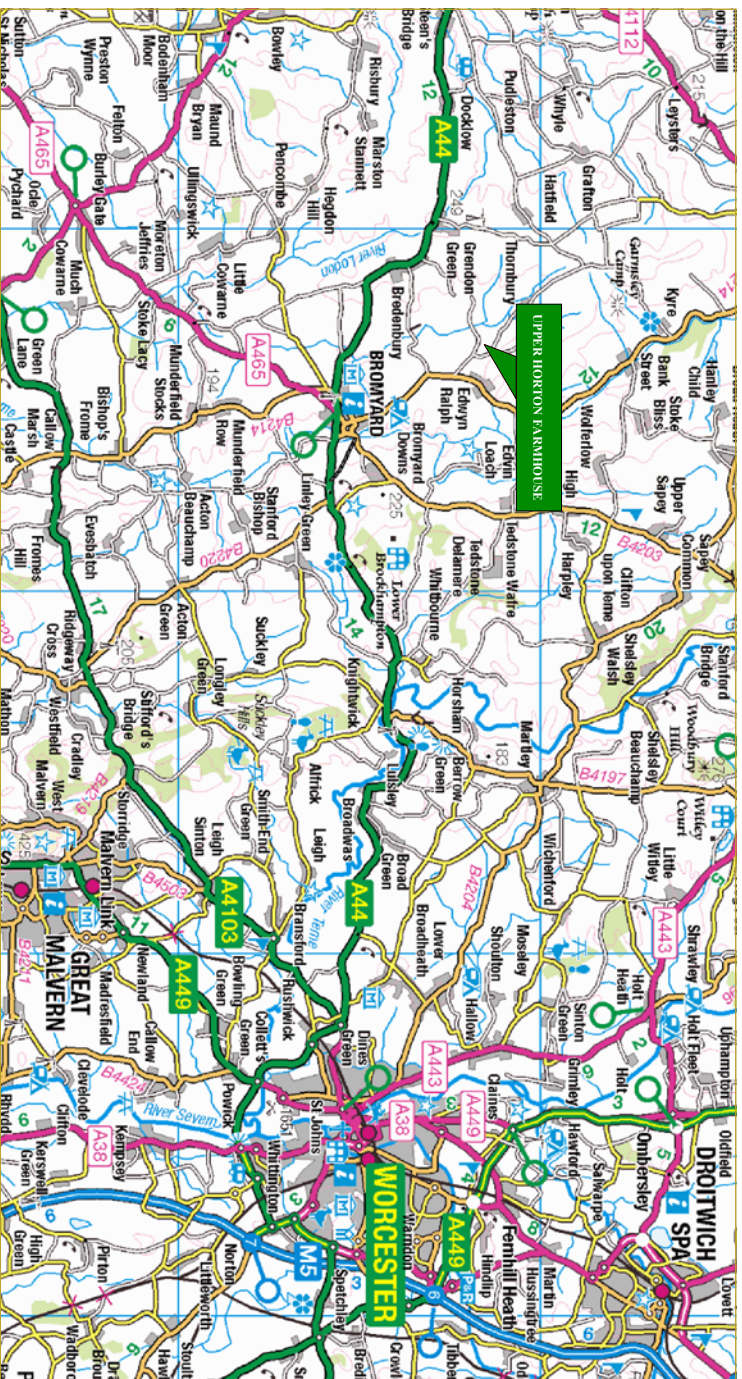
## GENERAL INFORMATION

 **Schools:** For further information, please visit the Agents website.

 **Local/Recreational:** For further information, please visit the Agents website.







**Information:** This complex shares a drainage system and maintenance of the driveway, parking areas and lawned grass/communal areas. There is an annual contribution towards this of £200.

### DIRECTIONS - HR7 4NG

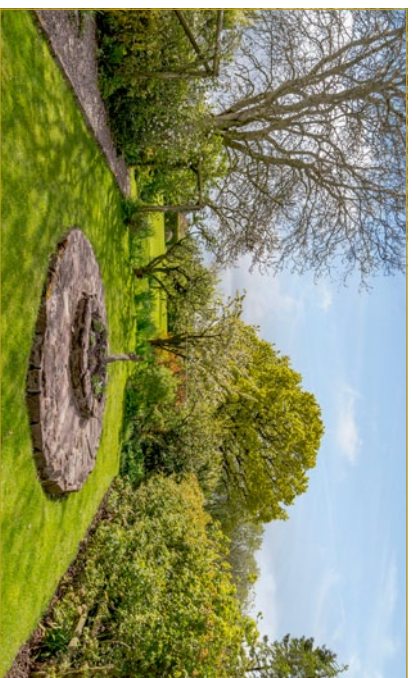
**From Bromyard:** Take the B4214 Tenbury Road north, passing Bromyard Sports Foundation on the right. Continue up the hill for approximately 1 ½ miles, taking a turning on your left signposted to Thornbury and Hampton Charles. Proceed along this road, whereby after approximately ½ mile, turning left off a sharp right hand bend, signposted to Butterley. Take your first right onto the driveway for Upper Horton Farm. The property's drive is immediately on your left hand side.

**What3words:** cross.tweed.cheese

### VIEWINGS

By prior appointment only via **Grant & Co Estate Agents** on **01531 637341**.

**Agents Note:** For details of Agents Obligations and Disclaimers, please visit Agents website: [www.grantco.co](http://www.grantco.co)



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