

LOWER HOUSE FARM

£975,000



“An impressive property, impeccably restored”

Yarpole, Herefordshire

This substantial and impressive Grade II Listed farmhouse in the highly sought-after village of Yarpole is steeped in history and full of character, yet has been brought right up to date with its conservation and improvements to maximise the building's efficiency, keeping it in tune with the demands of modern living.

- Large accommodation
- Two bedroom annexe
- Superb cider mill room
- No onward chain
- Full of history and character
- In the heart of sought-after village



The current vendors, who are veterans of the building trade, truly understand that each building has its own soul and have given the past 20 years to rebuilding this beautiful home by utilising, re-using and repurposing as much original material as possible in the conversion and preserving the building's heart.

With huge external curb-appeal, Lower House Farm's impressive façade is matched by its glorious interior touches: from the ubiquitous natural materials like timber and stone to the fastidious attention to detail in every little nook and corner. The ground floor layout flows well and is highly practical, with each room having its own identity.

From the entrance hallway you pass a downstairs cloakroom and staircase to the sitting room, an airy yet cosy space with feature brick fireplace housing a Clearview stove. Continue along the central hallway to pass the dining room, a pretty room with exposed timbers and wooden floor, fireplace with another Clearview woodburner and double doors that open to the outside patio area.

The hallway terminates at the mother-of-all kitchen-diners: a huge space with lofty ceilings, exposed timber roof trusses, stylish built-in kitchen and the heart of every rural pile: an AGA, enclosed in a brick surround. This open plan space creates the perfect family room, housing a farmhouse kitchen dining table and with bi-fold doors opening out to the patio area, letting the outside in.

To the other side of the property you pass a utility room, snug and office en route to a fantastic, large, cider mill room: this multi-functional space, currently used as a games room, houses a beautiful millstone and could make an entertaining space with wow-factor, bar, gym, playroom or workspace.

On the first floor of the main house, the master bedroom is accessed from the timber-panelled landing; this beautiful bedroom has dual aspect windows and a large en suite. Next door is another en suite bedroom with views over the rear garden and beyond. The family bathroom sits to the other side of the landing with an exposed wattle wall and a free-standing bath.

Head upstairs to the second floor where you are greeted by a large room, full of character and plenty of storage: a perfect space for a top-of-the-house bedroom for a teenager or visiting family and guests.





A door from the first floor landing connects you to the annex: comprised of two bedrooms, a large shower room and an exceptional, vaulted-ceiling drawing room: a space with so many possible uses: an entertaining room, second sitting room, music room, art studio or playroom, to name just a few.

A separate set of stairs lead you down to the annex's dedicated kitchen/ breakfast room. An exterior door to the front court yard make this annex a perfect solution for visiting guests or, with the appropriate consent, an on-site holiday rental.

Outside: the property has two separate accesses: one to the rear of the property and one to the front via a gravelled driveway. The attractive front garden is lined with a pretty stone wall and features mature trees, a lawn area and a well-stocked flower boarder. There is ample parking as well as a double bay timber building for vehicles and storage. The second entrance accesses an extensive gravelled entrance and allows you to unload to the rear garden. From this rear aspect, the scale, character, history and quality of the property is obvious to see. A paved patio area with covered outdoor seating backs on to the extensive lawn and kitchen garden area with raised beds and garden shed.

At a glance:

Bedrooms:	5
Tenure:	Freehold
Council Tax Band*:	Main house: E; Annex: A
Heating:	Oil; underfloor heating and radiators
Service charges:	Nil
Services:	Mains water, drainage, electricity
Covenants:	Grade II Listed; Welsh Water sewer to rear drive
Broadband:	Yes
* correct as of instruction date	



EPC and floor plan available on the website.

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