

BEECH HOUSE

£1,350,000



“Outstanding country-style living”

Hampton Charles, Herefordshire

Sat in a peaceful hamlet just outside Bromyard, this attractive country residence, accompanied by a detached stone cottage, sits within its impressive grounds of manicured gardens, L-shaped stable block, ménage and approximately 11 acres of field enclosures and grounds with far reaching views.

- Impressive property with scale
- Exceptional stable block with carports
- Approx 11 acres of flat paddocks
- No near neighbours
- Includes a detached cottage
- Manège



Beech House offers outstanding country-style living to accommodate the most far-reaching of requirements and circumstances: whether you seek a taste of grandeur, an equestrian opportunity, a property to support guest accommodation, a self-sufficient small-holding or have two families looking to become one... this property holds the scale, amenity and flexibility to cater for all.

The main property creates a superb family home, with a number of well-proportioned reception rooms on the ground floor, all tastefully decorated. A long hallway – running almost the entire length of the property – terminates at a grand, well-lit set of stairs leading to the first floor. At the other end of the hallway lies the impressively-scaled sitting room with wood burning stove, double doors to the outside and large bay windows, offering views across the garden. Further down the hallway sits a cosy snug with an attractive, built-in bookcase and a feature stone fireplace. The heart of the home is the large farmhouse-style kitchen with bespoke Alexander Russell kitchen, Falcon range cooker and walk-in pantry. A dining room with additional seating area and a wood burning stove, utility room and cloakroom complete the downstairs accommodation.

Upstairs, a large, open landing leads directly to three double bedrooms, one with an en suite bathroom, and all with fantastic views across neighbouring farmland, open countryside or the property's own grounds. As you progress along the upstairs hallway you come to the large family bathroom with roll-top bath and a separate shower enclosure. Finally, you reach the palatial master bedroom suite: it's huge scale easily accommodating bedroom furniture, a sofa and still giving room to spare. Feature bay windows give views out to the grounds and ménage, and an en-suite with separate bath and shower sit to the other end of the room.



DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.



To the side of Beech House stands a pretty, stone, detached cottage: perfect for family and friends or to generate an additional income.

Outside: Electric gates carrying the property's name make an impactful entrance to the large, sweeping driveway, beyond which lies ample parking and access to the property and cottage. A large area of flat lawn lies to the front of the driveway with the beautiful stable block and carport sitting beyond. The family garden area sits to the rear of the property and is comprised of a large patio area, flowerbeds, some timber garden structures and a large lawn. Venture to the bottom of the garden and you will find a pretty kitchen garden with raised vegetable beds.

To the side of the stable block sits the large manège: a fantastic bonus for equestrians. The land that accompanies the property is flat and split into paddocks of varying sizes, these are partitioned by fences, hedges and gates; there is also the useful addition of a field shelter. The total grounds extend to approx 11.72 acres (TBV by buyer's solicitor).

Area: A pretty area in the heart of open countryside with walks on your doorstep and a nearby nature reserve, Hampton Charles is conveniently located to both Leominster and Bromyard and their respective services, including supermarkets, rail stations, bus stations, restaurants, cafes and medical services. Hampton Charles also lies close to the well-known Docklow Fishing Pools and its on-site public house. For those with gastronomic interests: the fantastic, Michelin-starred Penson's restaurant is nearby, just a few minutes' car journey.



Directions: Travelling on the A44 from Leominster to Bromyard take the left turn at Grendon Green, signed for Hampton Charles. Continue along this road until you reach slightly staggered crossroads; turn left and the entrance to Beech House lies immediately on your right after around 100m.



EPC and floor plan available on the website.

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