

# BIRCHES FARMHOUSE

£625,000



“An impressive traditional farmhouse”

Hampton Charles, Worcestershire

Surrounded by its own countryside, in an idyllic position, Birches Farmhouse has been a loving family home through the generations. Now, the time has come for a new, exciting chapter in the life of this magnificent building by creating unique and individual residences out of the stunning brick farmhouse and surrounding stone barns.

- Victorian farmhouse
- Rural location
- AGA and woodstoves
- Array of reception rooms and bedrooms
- Useful adjoining dairy room
- Large grounds



The history that runs through Birches Farmhouse is obvious to see, with a wealth of character evident throughout the numerous reception rooms and connecting spaces such as brick fireplaces, a wooden staircase, quarry tiles, solid timber doors and flagstone floors. With such a large array of accommodation - including a farmhouse kitchen, dining room, sitting room, sun room and study – it makes this home easy to configure around almost any lifestyle.

In addition, an attached dairy room can be found outside, which could be easily used as a home office or hobby room. ... and if you are looking for a wine cellar, then just head downstairs to the basement. Upstairs, you will find superb sleeping accommodation and bathrooms - and even a linen room – providing many options for a large (or visiting) family.

**Outside:** As you approach Birches Farm, the scale of the property becomes apparent, set in grounds which total approx one acre (tbv by buyer's solicitor). The gardens are predominantly laid to lawn and extend to the rear and the side of the property with the rear gardens also offering fantastic views across the neighbouring countryside.

**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 taking a right at the slightly staggered cross-roads. Continue along this road for around 1km and the property will be located on your left hand side.



EPC and floor plan available on the website.

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.