

# BRIDGE FARMHOUSE

£850,000



“An outstanding character property with land”

Bridge Sollers, Herefordshire

This outstanding, Grade II Listed, black and white farmhouse sits in an idyllic position close to the River Wye. The property boasts bags of character, a lovely rural position, stables and tack room, orchard and paddocks – everything you’d want for a perfect life in the country.

- Outstanding character throughout
- Idyllic position
- Approx 2 acres of grounds and paddocks
- Stable and tack room
- Orchard
- Triple bay carport



The property itself has been restored to a high standard, with the current owners continuing the upkeep with a programme of improvements and maintenance: the most recent surveyors report describing it as “One of the best converted timber framed buildings”.

Character is obvious throughout the house with original flagstones running through the kitchen, hallway, and rear study, lending itself well to a “muddy boots”, active style of living. The large kitchen, featuring a cosy Esse Ironheart stove, is the real heart-of-the-home: practical and well set-out with a useful centre island and still retaining character and quirks such as the original hooks from when game and fish were left to dry.

The drawing room at the back of the house was originally a cellar, with an old door that still displays the lock and key; it now has a new floor and window making the room a lovely light space from which to look out on to the pretty garden outside. The adjoining hallway links up to what is currently a music room and has evidence of the original bells, operated from the bell pulls in the two bedrooms above.

The upstairs accommodation is divided into two wings, featuring five good-sized bedrooms – one en suite – a dressing room and a family bathroom.

**Outside:** The love, care, attention and investment that have gone into restoring the outside space of this property is obvious: from the erection of a summer house and restoration of stables, tack-room - and even a Victorian privy which is now a useful wood store. The 25-tree orchard includes old varieties of apples, pears, plums, cherries, and greengage. The fenced paddocks, totalling just under 2 acres (tbv by buyer’s solicitor), sit beyond the stables... and for those who are or young – or just young-at-heart - a delightful tree house also sits invitingly in an old Ash.

The beautiful back garden is a perfect space to enjoy the sun, as is the south-facing courtyard with grape vine, wisteria and honey suckle growing over a covered pergola in front of a gentle water fountain.



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.