



## THE GRANARY

New Lodge Farm, Peterchurch, HR3 6BJ





**The Granary  
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Peterchurch  
Herefordshire  
HR3 6BJ**



In a very tucked away location, yet not isolated, a very individual and beautifully converted former granary, offering comfortable living space with large gardens and fine views across Herefordshire.

**Guide Price £795,000**

**Situation and Description**

This unusual and striking barn conversion is beautifully situated deep into stunning Herefordshire countryside and lies in an elevated position, with just two other individual properties, at the end of a no-through road. Enjoying fine views and with excellent access to walks right on the doorstep, the location is peaceful without being totally isolated. Nearby the popular village of Peterchurch offers a range of local facilities including a village store, highly regarded secondary school, village church and two public houses. The renowned market town of Hay on Wye is just 6 miles away and offers a range of facilities, as well as a world-famous annual literary festival. The cathedral city of Hereford is just over a half hour drive and offers extensive facilities along with a mainline train station.

‘The Granary’ is a detached barn stone which has been stylishly converted to offer very comfortable four-bedroom living accommodation which blends character with contemporary features in a very practical way. Full of natural light, the accommodation includes LPG central heating, double glazing, photovoltaic panels on the roof, a well-fitted kitchen and a range of character features including stone pillars, exposed stone walling, an individually designed staircase and some vaulted ceilings. The gardens are also a delight and enjoy a fantastic backdrop with far reaching views.

Approached from a council-maintained lane, a shared drive then provides access to the front and side. A glazed front door leads into a bright and airy entrance hall with flagstone floor, galleried landing, stone pillars to either side and a vaulted ceiling. Glazed doors then lead into the main sitting room which has a wooden floor, stone pillar, freestanding wood burner, windows with far reaching views, fitted full height bookshelves and glazed doors to the gardens. On the other side of the hall a good-sized kitchen breakfast room is well arranged and includes a range style gas cooker, dishwasher, plenty of worktop space and a good mix of cupboards and drawers. An adjoining dining/garden room is light and spacious and links round to the sitting room. Bi-fold doors then overlook and lead out the gardens creating a lovely space to entertain guests. A separate study then provides a quieter space to work and has double doors to the gardens, wonderful views and fitted

bookshelves. The ground floor space is then supported by a utility and cloakroom.

From the entrance hall a very stylish half-turn staircase leads up to a first-floor galleried landing. From here access can be gained to four bedrooms and a family bathroom. The main bedroom is en-suite and enjoys fantastic views over the landscape. A guest suite at the other end of the barn also has the benefit of a shower room and its own external access, giving it a degree of independence.

**Outside**

At either end of the barn there are parking spaces for several cars, as well as gated access to the gardens. An adjoining stone workshop provides excellent storage space and has doors to the front and side as well as an internal door through to the utility room.

The gardens themselves are a good size and enjoy a stunning outlook over farmland. They include large lawned areas with well stocked borders and various shrubs and trees. There are raised beds and a pergola at one end, as well as a large sun terrace which adjoins the house. In addition, there is a small pond and a potting shed 10' x 10'.

**Services and Considerations**

Mains electricity / Private drainage to a septic tank / Private spring fed water / Calor gas fired central heating / Photovoltaic panels on the roof  
Tenure Freehold  
Council Tax Band G / EPC Rating C 76/91  
Mobile coverage TBC / Broadband TBC

Please note a public footpath crosses one corner of the garden.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.





Kitchen/Breakfast room / Sitting Room and Dining Room









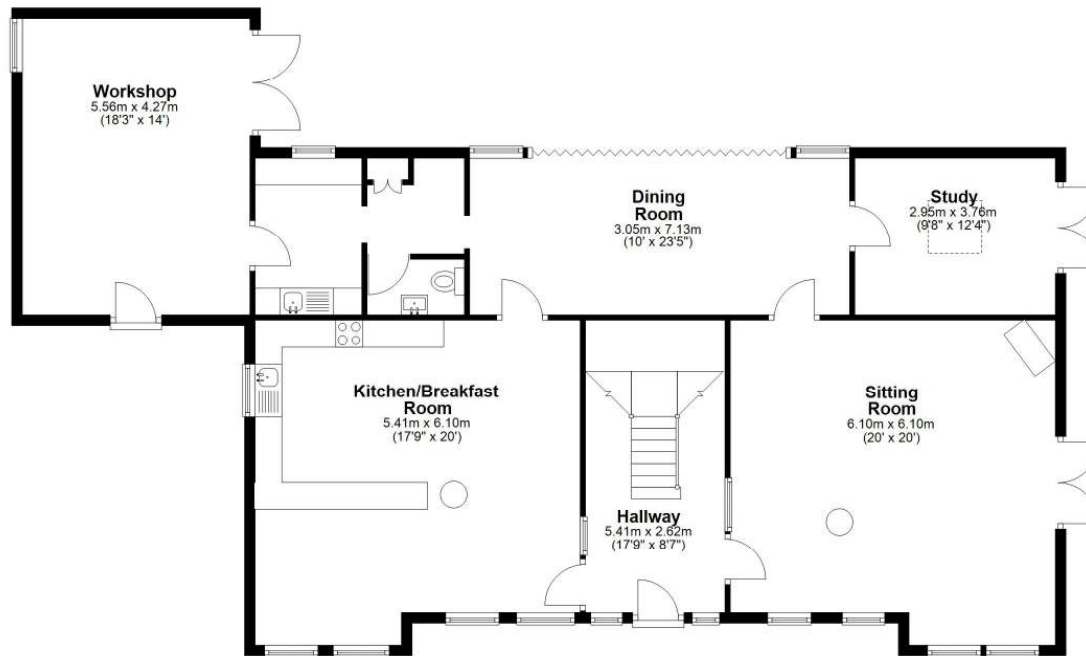


Stairs leading up to bedrooms and family bathroom

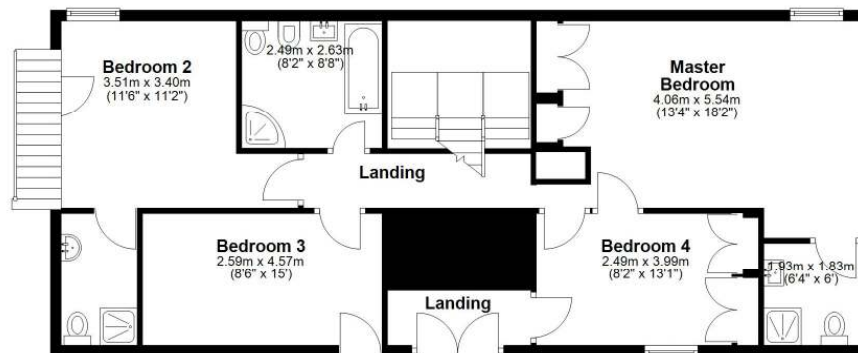




## Ground Floor



## First Floor



Total area: approx. 242.6 sq. metres (2610.9 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

## Directions

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From the centre of Peterchurch proceed towards Hay on Wye before turning left immediately before the Nags Head public house. At the next cross-roads proceed straight across into long Lane and continue up the hill out of the village and continue for approximately 2 miles. At the t Junction turn right and then first left and follow this lane to the end where The Granary is the first property on the right-hand side.



# Brookes Bliss

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