



# Home Farm Barn

Burghill, Hereford  
HR4 7RJ



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**An outstanding detached barn conversion, in an exclusive rural location with an adjoining self-contained annexe (ideal for multi-generational living), double garage with delightful gardens and Detailed Planning Permission for a 3-bedroom detached cottage.**

Home Farm Barn presents an unique opportunity for multi-generational living, Air BNB or as one substantial residence (about 4,000 sq. feet). The property is located on the edge of a Conservation Area just outside the highly favoured village of Burghill, just 4 miles northwest of the Cathedral City of Hereford.

Within Burghill/Tillington there is a shop, public house, community centre, cricket club, church and 18-hole golf course (there is a further 18-hole golf course at nearby Wormsley - The Herefordshire).

The barn was originally converted in the 1980's and has recently been upgraded and offers a wealth of character with exposed timbers and an oak spiral staircase together with double glazing and gas central heating.

One of the main benefits of the extensive accommodation is its versatility as a single substantial residence but which also incorporates a two-storey self-contained annexe (ideal for a relative, Air BNB etc).

There are lovely, private gardens with storage and an entertainment area together with a double garage.

Detailed Planning Permission has been passed for the construction of a detached 3-storey cottage, within the grounds, (application no. 231477) further details available on Herefordshire Council Planning Portal.

The whole is more particularly described as follows:-

## Ground floor

### Recessed Porch

With flagstone flooring and door to the

### Impressive Reception Hall

With slate tiled floor, oak spiral staircase, full length panelled glazed windows, radiators and cloaks cupboard.

### Cloakroom

With wash hand-basin, WC, radiator.

### Lounge

With woodburning stove with stone surround, two radiators, windows to front and rear.

### Kitchen/Lounge/Dining Area

Range of fitted base and wall units, worksurfaces with splashbacks, oil fired AGA, plumbing for dishwasher, sink unit, built-in electric oven, induction hob, built-in microwave, windows to front and rear and french doors to front, cupboard housing the gas fired central heating boiler.



## First floor

### Landing

Full height ceiling, exposed timbering and radiator.

### Master Bedroom

Radiator, two windows and an archway to the Dressing Room with radiator, windows, built-in wardrobe, storage cupboard and window with a lovely outlook over fields and the En-suite Bathroom with two Velux windows and white suite with bath, mixer tap, separate tiled shower cubicle, wash hand-basin with cupboard under, WC, radiator and connecting door to the Annexe.

### Bedroom 2

Built-in wardrobe, radiator, window to front.

### Bedroom 3

Built-in wardrobe, radiator, hatch to roof space, windows to rear.

### Bathroom

Wash hand-basin, WC, separate tiled shower cubicle, radiator, window to rear garden.

### SELF-CONTAINED ANNEXE with door into the Entrance Hall

With radiator, entrance door to front.

### Utility

Fitted base and wall mounted units with sink, worksurface, plumbing for washing machine, window to rear, radiator.

### Living Room

Radiator, double doors to the front.

### Shower Room

Double width shower cubicle with mains fitment, wash hand basin with cupboard under, WC, radiator, window.

### Kitchen/Dining/Living Room

Breakfast bar, range of fitted base and wall units, sink, plumbing for dishwasher, rangemaster oven and hob, 2 built-in storage cupboards, radiator, windows to the front and rear.

Staircase leads from the Entrance Hall to the

### First Floor Gallery-style Landing

With two radiators and a Velux window to the front.

### Shower Room

With WC, bidet, wash basin and walk-in shower unit.

### Bedroom 4

Velux Window., radiator and built-in wardrobes.

### Bedroom 5

Radiator, window to front, Velux window to rear and lockable door.

### Outside

The property is approached via a private driveway and there is a wooden 5-bar gate leading to a gravelled parking and turning area with a brick-paved area to the front of the DOUBLE GARAGE with electric up-and-over door, light and power. Immediately to the side of the property there is an enclosed garden area with a circular lavender bed and a range of ornamental shrubs and trees. Side access and additional access to the front of the property. Within this garden area, Planning Permission has been approved for the detached 3-bedroom cottage. The delightful gardens lie predominantly to the western side of the property and are enclosed (part-walled), attractively landscaped with a variety of shrubs and trees, an ornamental pond, raised beds and patio areas. An attractive feature is the former Cattle Byre with original feeding racks and this incorporates a LARGE WORKSHOP.

### General information

#### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

#### Outgoings

Council tax band G - payable 2023/24 £3624.37  
Water and drainage - rates are payable.

#### Tenure & possession

Freehold - vacant possession on completion.

#### Directions

From Hereford proceed initially towards Brecon on the A438 and, at the main Whitecross roundabout take the 3rd exit onto the A4110 towards Knighton (Three Elms Road) and continue past the Three Elms public house and, at the traffic lights, turn left, then turn right as signposted Burghill and Tillington. Continue past the entrance to St Mary's Park and after an additional half a mile, turn right for Burghill Village. Continue down the hill where the property is located on the left hand side (access to the property is immediately before the sign for Home Farm Barns). What3words - order.uttering.dogs

#### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### Opening hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm

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**Ground Floor**  
Approx. 210.8 sq. metres (2268.7 sq. feet)



**First Floor**  
Approx. 157.4 sq. metres (1694.2 sq. feet)



Total area: approx. 368.2 sq. metres (3962.9 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanLip.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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