



The Granary

Ford Bridge
Nr Leominster
Hereford
HR6 0LE

BK | Bruton Knowles

Flint
&
Cook

The Granary, Ford Bridge, Nr Leominster, Hereford HR6 0LE

An intriguing, Grade II Listed property being the former granary to Ford Farmhouse with extremely spacious and very versatile upside-down accommodation now in need of updating, together with an adjoining part-converted single-storey stone pigsty.

This unique and intriguing former granary adjoins Ford Farmhouse in an idyllic rural setting, adjacent to the River Lugg in the parish of Ford Bridge which lies approximately 4 miles south of the market town of Leominster.

Locally, there are two golf courses and in the nearby village of Stoke Prior there is a church, village hall and primary school.

The property was originally converted in the late 1960's and, would benefit from a degree of updating, but offers extremely spacious and versatile upside-down accommodation with oil central heating, together with an adjoining part converted single storey former pigsty currently providing a workshop and office.

There is a terraced garden area and excellent parking beyond which there is access to the pasture paddock which extends to approximately 5.25 acres and adjoins the River Lugg.

The whole is more particularly described as follows:-

Ground floor
Entrance porch
Door to

Reception hall
Oak ceiling timber, alarm control panel.

Study
Quarry tile floor, radiator, window.

Shower room
Tiled shower cubicle with mains fitment, wash hand basin, WC.

Bedroom 3
Radiator, window.

Lean-to utility area
Sink unit, plumbing for washing machine, oil central heating boiler (not tested).

A staircase leads from the reception hall to the

First floor
Landing
2 windows to front, airing cupboard with hot water cylinder, central heating thermostat and electric immersion heater.

Kitchen/dining room
Fitted with range of oak-effect base and wall units, worksurfaces, tiled splashbacks, built-in electric oven, 4-ring hob, extractor hood, radiator, dresser-style unit, windows to front, rear and side.

Inner landing
Store cupboard housing electric fuseboard.

L-shape lounge
Exposed timbering, 2 radiators, doors to the conservatory.

Bedroom 1
Radiator, window to rear, en-suite bathroom with white suite comprising an enamel bath, wash hand basin, WC and separate tiled shower cubicle with electric fitment, radiator, heated towel rail, window.

A door leads from the Lounge to

Bedroom 2
Storage cupboards, radiator, window to front.

Incorporated within the property is a GROUND FLOOR ANNEX accessed via double doors and with

Kitchen/living room
Tiled floor.

Inner hall

Bathroom
WC, wash hand basin, enamel bath, wall heater, airing cupboard with hot water cylinder.

Bedroom
Window.

Outside

The property also has the benefit of rear access and adjoining the property is a range of former stone pigstys' providing STOREROOM AND WORKSHOP and a converted OFFICE with sink unit, storage cupboards, windows, electric fuseboard and a shower room with tiled shower cubicle, electric fitment, glass screen, wash hand basin, WC and extractor fan.

Immediately to the rear there is a paved and cobbled courtyard.

There is a right of way over the main drive leading via double gates to a car park area with raised beds. To the immediate rear of the property is a raised terrace overlooking the River Lugg.

The land

There is a pasture paddock which extends to approximately 5.25 acres enclosed by hedging, fencing and adjoins the River Lugg. There is vehicular access to the car park area.

General information

Services

Private, shared water supply and electricity are connected. Private shared drainage. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band C

Tenure & possession

Freehold - vacant possession on completion.

Agents Note

The property is located in a high flood risk area.

Directions

From Hereford proceed north on the A49 towards Leominster. Go straight over the roundabout by Cadbury's, continuing on the A49, and then take the turning on the right for the Golf Course and Stoke Prior, then after a mile, turn left as signposted for Ford Farm and the entrance to The Granary is straight in front.

From Leominster proceed south on the A49 and take the turning on the left for the Golf Course and Stoke Prior then after a mile, turn left as signposted for Ford Farm and then the entrance to The Granary is straight in front.

Viewing

Strictly by appointment through the Joint Agents, **Flint & Cook**, Hereford (01432) 355455 and Bruton Knowles, Easers Court Leominster, HR6 0DE, (01568) 610007.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday 9.00 am - 5.30 pm

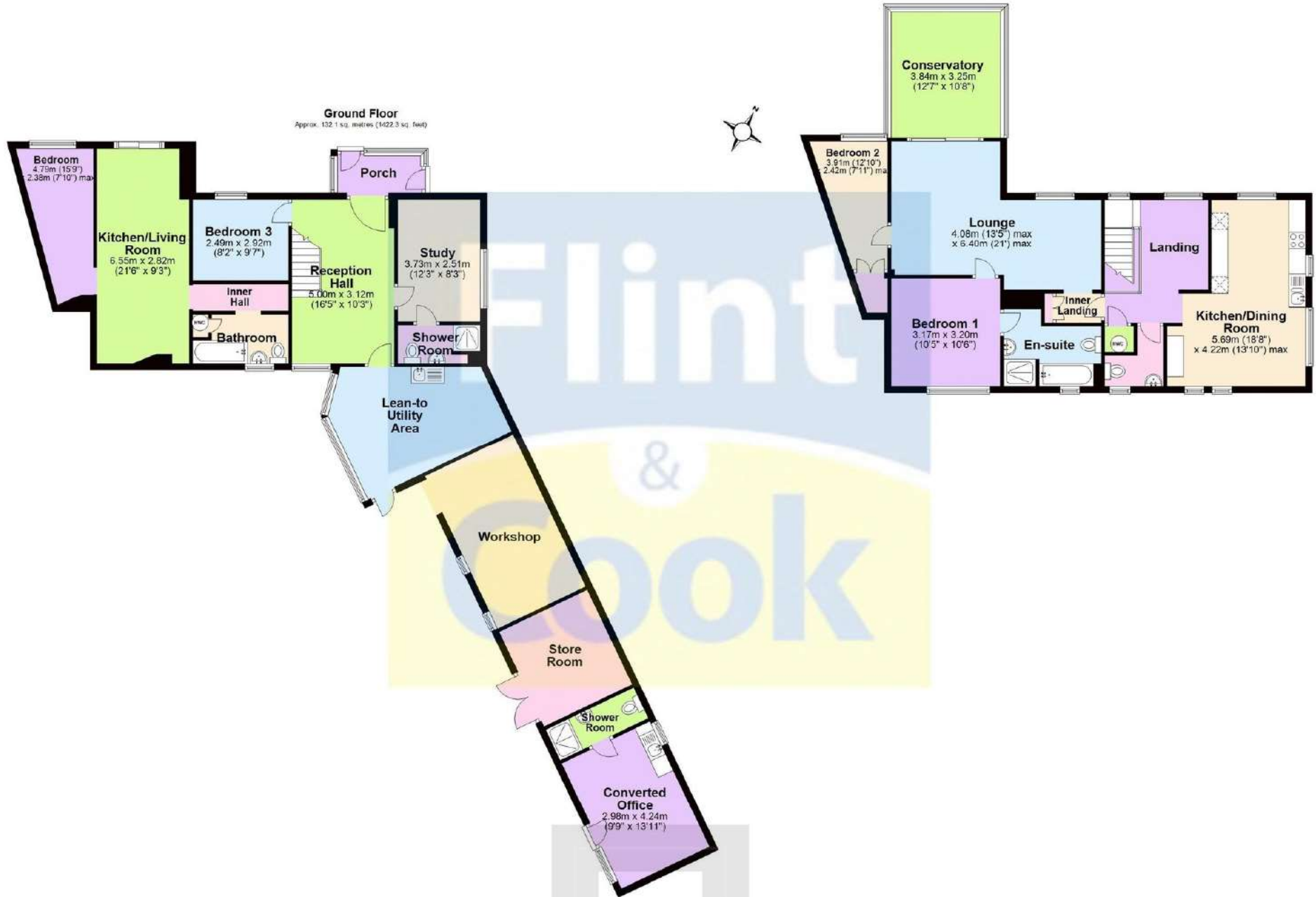
Saturday - 9.00am - 2pm





First Floor
Approx. 98.2 sq. metres (1056.9 sq. feet)

Ground Floor
Approx. 132.1 sq. metres (1422.3 sq. feet)



Total area: approx. 230.3 sq. metres (2479.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using Plans.p



Plan not to scale for illustration purpose only



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