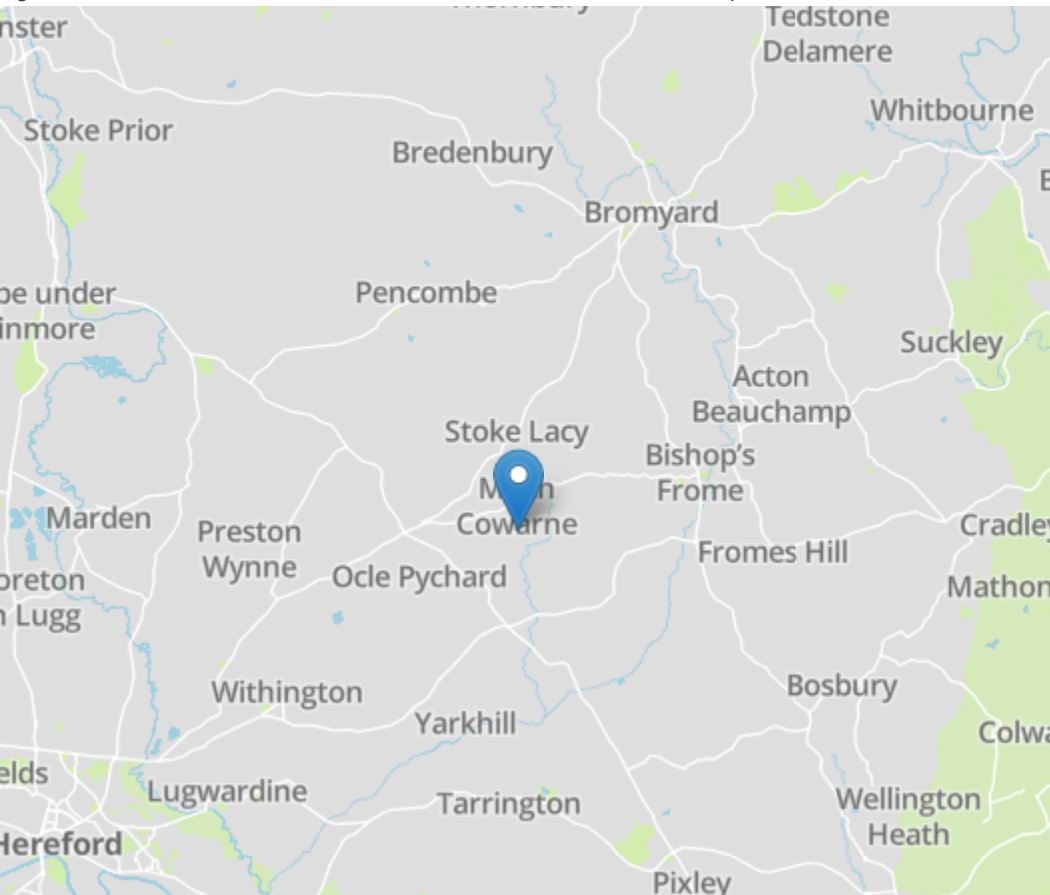




DIRECTIONS

From Hereford City, proceed on the Worcester Road A4103. Turn left towards Bromyard (A465). At the roundabout proceed straight over and after 1/4 of a mile turn right at the post office signposted Much Cowarne. Proceed for approximately one mile on Mill Lane and turn right towards the Church, at the staggered crossroads turn right signposted medieval Church. Follow the signs to the church and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words'//reflector.ripe.bronze



GENERAL INFORMATION

Tenure

Freehold

Services

Council tax band 'C'

Outgoings

Mains electricity, water. Private drainage.

Oil fired central heating.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	64	76
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

Paunceford Court, Carys House

Much Cowarne Bromyard HR7 4JQ

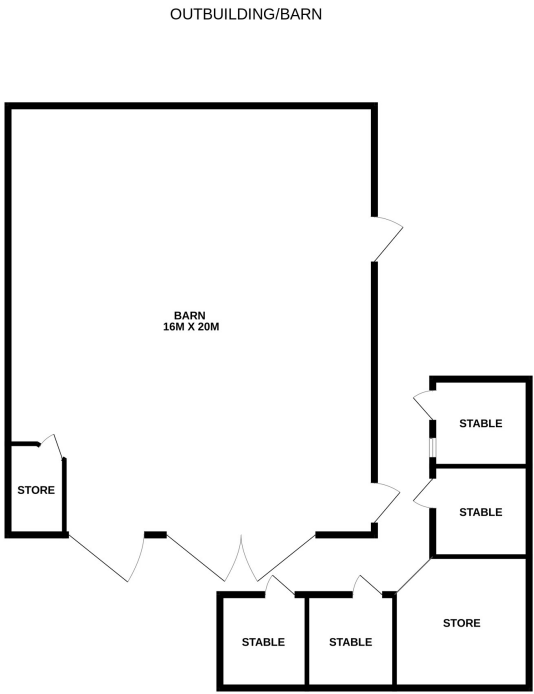
£515,000



- Approximately 3 acres and 4 stables, barn and yard • 2 double bedrooms • oil fired central heating • ample off road parking

Hereford 01432 343477

Ledbury 01531 631177



Made with Metropix ©2025

OVERVIEW

A 2 bedroom semi detached barn conversion with character features, and equestrian facilities to included; approximately 3 acres of grounds in the form of 2 paddocks, 4 stables and an enviable size agricultural barn of magnificent size. Comprising lounge, kitchen/dining, 2 bedrooms, family bathroom with additional separate WC, ample off road parking, and oil fired central heating. Commutable to M5, midlands to southwest. Set in the quintessential hamlet of Much Cowarne, offering a peaceful but not isolated village environment, and with local amenities in the nearby village of Burley Gate, Hereford being approximately 10 miles away and the market towns of Bromyard and Ledbury approximately 20 minutes away, which offer an array of individual facilities, this property is truly conveniently situated amongst some diverse interests for an incoming purchaser.

In more detail the property comprises:
Composite front door leads to:

Kitchen/Dining

5.35m x 3.9m (17' 7" x 12' 10")
With tiled floor throughout, vaulted ceilings , exposed wooden beams and lots of character, and 2 ceiling light points.
Kitchen Area:
Having a wealth of storage, roll top working surfaces, soft close fitted base and wall units, double glazed window to the front elevation, composite door at the front elevation, double glazed door to the rear elevation, integrated Smeg dishwasher, Indesit electric double oven, Indesit electric hob, cooker hood over, Beko integrated washing machine, 1.5 bowl sink and drainer, and freestanding island with further storage.
Dining Area:
With radiator, wall light, ethernet cable, TV point and power points.

Lean-to Porch/Patio Seating Area

This is situated at the rear of the property, with corrugated sheets and timber construction, and weather proofed. From the kitchen/Diner internal french doors open to:

Lounge

4.0m x 5m (13' 1" x 16' 5")
With oak engineered flooring, vaulted ceiling above with exposed wooden beams and lots of character, log burning stove, 2 double glazed windows at the front elevation, 3 wall light points, radiator, TV point, and power points.

Oak latched door leads to:

Inner Hallway

With vaulted exposed wooden beams above, 2 double glazed windows to the rear elevation, radiator, 3 wall light points, door to cupboard housing the oil fired central heating boiler, electrical consumer unit, shelving and another oak latch door opening into an airing cupboard, with shelving, carpet flooring and radiator.
Access via an oak latched door to:

Separate WC

With low level WC, radiator, wash hand basin with chrome mixer tap over, splash tiling, extractor fan, spot light, and exposed wooden beams.

Bedroom 1

3.5m x 4.2m (11' 6" x 13' 9")
With vaulted ceiling with exposed wooden beams, carpet flooring, 4 wall light points, TV point, power points, radiator, double glazed window to the front elevation, sliding panel doors opening through to fitted wardrobe space, again with further exposed beams, and small storage area above.

Bedroom 2

3.2m x 4.0m (10' 6" x 13' 1")

With 4 wall light points, TV point, radiator, carpet flooring, double glazed window to the front elevation, sliding panel doors opening through to fitted wardrobe space with exposed beams, and storage.

Bathroom

With tiled floor, vaulted exposed wooden beams to the ceiling, double glazed obscured glass to the rear elevation, part tiled walls, wash hand basin with chrome mixer tap over, large bath with chrome mixer tap over and shower attachment x 2, low level WC, wall light point and chrome towel radiator.

OUTSIDE

The property is approached over a tarmacademed driveway, which is a shared access and services 4 properties which in turn leads onto a courtyard. This property has a gated access which leads onto the front of the property with off road parking for approximately 3 plus vehicles. The front garden has a decked seating area with hardstanding area which currently houses the hot tub, and from here there is bricked paving and slated bed surrounding a lawned area, and from here a timber garden shed, and raised sleepers which border the flower and shrubbery areas. A step leads up from here onto a patio seating area, where there is outdoor power and water and beyond here there is a 'Unit', with the boundary is defined by fencing. At the rear can be accessed from the lean-to where there are low maintenance stepping stones laid over a stone area directly at the rear of the property and from here there is fencing which forms the boundary. The oil tank is positioned at the rear, and from here there is a gate which leads to the shared access lane, which is shared between this and the immediate neighbouring property. Through wooden gates there is a very large courtyard/parking area which is concreted and ample parking for numerous vehicles, an beyond here there are stables. A metal gate opens through to 2 paddocks totalling approximately 3 acres in total with the boundary perimeter consisting of shrubbery, trees. From the courtyard there is a

very large Agricultural barn ideal for machinery, hay, or indoor menage.

Stable Block

Comprising of 4 stable areas with traditional stable doors, power, lighting, and pitched roof.

Large Steel Framed Agricultural Barn

17.0m x 21m (55' 9" x 68' 11")
With sheet roofing, part brick, part block construction, concrete pad, of steel construction with gates at the front, panelled door leading to the garden, and comprising mains power, lighting, water and an internal inner tack room.

Inner Tack/Storage Room

Of timber chipboard construction, separate consumer unit, power, and separate lighting.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ☒ Kitchen/Dining Room 5.35m x 3.9m (17' 7" x 12' 10")
- Lounge 4.0m x 5m (13' 1" x 16' 5")
- Bedroom 1. 3.5m x 4.2m (11' 6" x 13' 9")
- Bedroom 2. 3.2m x 4.0m (10' 6" x 13' 1")
- Large Steel Framed Unit 17.0m x 21m (55' 9" x 68' 11")

And there's more...

- ☒ Commutable to M5/M50
- ☒ Nearby local amenities
- ☒ Idyllic rural setting