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The Granary, Little Hereford, SY8 4BE  
Price £885,000





# The Granary, Little Hereford

A beautifully converted former granary blending rustic charm with modern comforts. Set in a picturesque rural location, The Granary offers stylish three-storey living with breathtaking countryside views, all within easy reach of Ludlow, Leominster and Tenbury Wells.

Middleton on the Hill is a peaceful hamlet surrounded by rolling farmland, here you'll find all the benefits of rural life without compromising on accessibility.

## FEATURES

- Detached, Three-Storey Former Granary
- 4 Bedrooms, 3 Reception Rooms
- Stunning New Garden Room
- Sympathetically Extended by the Current Owner
- Impeccably Presented Throughout
- Spacious Living Accommodation with Character Detail
- Impressive Rural Panorama and Outlook Across Farmland
- Garden Areas Front and Rear, with Patios and Lawns
- Private Driveway Accessed Via Electric Gates
- Viewing Highly Recommended

## Material Information

**Price** £885,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** F

**EPC:** D (56)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Introduction

Tucked away in a peaceful location, The Granary is a unique country home that blends character and history with modern practicality. Originally an agricultural building, it has been thoughtfully converted to create a warm and inviting residence spread across three floors. Further renovations have been sympathetically completed by the current owners, with far-reaching views over open countryside and the village church, alongside private gardens and gated access, this is a property that offers luxury, charm and convenience in equal measure.

Property Description

Ground Floor

The property opens into a welcoming and spacious entrance hall that sets the tone for the rest of the home. From here, you step into the first reception room with tile flooring, wood burning stove and exposed timber ceiling beams. This versatile room could serve as dining or family room, providing a relaxed space for entertaining or spending time together. Flowing naturally into the kitchen / breakfast room, this space is designed with a semi-open plan layout that makes it ideal for everyday living. This beautifully designed kitchen seamlessly blends traditional charm with modern convenience. Featuring elegant exposed wooden ceiling beams and a neutral colour palette, the space exudes warmth and character.

The bespoke cabinetry is finished in a sophisticated navy blue with contrasting solid wood countertops, complemented by a central island with a polished granite worktop and breakfast bar seating, perfect for casual dining or entertaining. Natural light floods the room through large wooden-framed windows, enhancing the spacious and airy feel. The kitchen is well-appointed with high-quality appliances including a classic range cooker, integrated storage solutions and stylish tiled splashbacks with under-cabinet lighting adding both practicality and visual appeal.

The exceptional new garden room is a standout feature of the home, offering a stunning space for relaxation and entertaining all year round. Bathed in natural light from a striking glazed roof lantern and expansive bi-fold doors, the room enjoys seamless indoor-outdoor living with direct access to the garden terrace. Designed with a contemporary aesthetic, the room features high-quality hard flooring, recessed LED ceiling lighting, and sleek aluminium-framed windows that maximise natural light while offering views of the courtyard garden.

The generous layout easily accommodates multiple seating areas and includes a feature wall with space for a large flat-screen TV, perfect for family living or entertaining guests. Whether used as an additional lounge, entertaining space, or a

tranquil retreat, this versatile garden room adds significant lifestyle value and elevates the home's overall living experience. A cloakroom with WC complete the ground floor.

First Floor

The first floor is centred around the magnificent master bedroom, a space that offers striking beamed ceiling, triple-aspect windows and a Clearview stove, this room offers both warmth and character, along with exceptional views over the church and surrounding farmland. Also on this level is a stylish family bathroom featuring a roll-top bath, pedestal wash hand basin and WC.

Second Floor

The top floor provides three further generously sized bedrooms, each benefitting from built-in storage. Bedroom four on this floor enjoys its own en-suite shower room, creating a comfortable private retreat.

Outside & Grounds

The Granary is surrounded by thoughtfully designed gardens that are easy to maintain, combining predominantly lawned areas with paved and stone surfaces. A patio terrace at the rear of the property provides a perfect spot for outdoor dining or relaxing while enjoying the rural views.

A wood storage shed provides additional practical space, while the walled rear garden features climbing plants that add a touch of greenery and privacy. The property is approached via an electrically operated gated entrance, leading onto a gravelled driveway that provides access to private parking areas.

Location

Middleton on the Hill is a peaceful rural parish set in the heart of the attractive Herefordshire / Shropshire border countryside, known for its strong sense of community and tranquil surroundings. The nearby hamlet of Leysters is just a short drive away and is home to the popular Duke of York pub, offering a traditional village atmosphere.

For a wider range of services, the market towns of Leominster, Tenbury Wells, and Ludlow are within easy reach, providing supermarkets, schools, hospitals, and rail connections. Ludlow, in particular, is renowned for its historic architecture, dining scene, and weekly markets.

Broadband Speeds

Estimated Broadband Speeds - Ultrafast 150 Mbps



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## Services

We understand mains electricity, mains water and private drainage are connected. Oil-fired central heating to radiators, underfloor heating to ground floor.

## Flood Risk

Rivers and the sea: Very Low.

## Local Authority

Herefordshire Council

Council Tax: Band: F

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

## Viewing Arrangements

The Granary offers an opportunity to own a distinguished, quintessentially English home in a highly desirable village location. Brimming with character and timeless charm, its prime location makes it an ideal choice for buyers seeking both heritage and convenience in the heart of the countryside.

Viewings arranged by appointment, please contact Cobb Amos Ludlow on: -

Tel: 01584 874 450 Email: [ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)

## DIRECTIONS

From Ludlow, take the A49 south, turn onto Hundred Lane, follow the crossroads towards Middleton Church, and continue approximately 0.2 miles to the gated entrance of the property. We recommend using What3Words, navigate to: - [///harmony.song.scripted](https://www.what3words.com/#!/en/000/000/000/harmony.song.scripted)











*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

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