



## LODGE FARM BARN, TILLINGTON, HEREFORD, HR4 8NN

A Statuesque and Beautifully Presented 6 Double Bedroom Attached Barn Conversion across 3 floors, set amid private gardens beside shared lake all within select enclave, with further separate Outbuilding with small paddock.

Ground Floor: Entrance Hall – Sitting Room – Family Room – Study/Home Office  
Dining Room – Kitchen/Breakfast Room – Utility – Pantry – Store Cupboard  
Downstairs WC – First Floor: Principle Bedroom with Ensuite Shower – 3 Further  
Double Bedrooms – Family Bathroom – Second Floor: 2 Double Bedrooms  
Shower Room – Gardens & Grounds: Driveway with Ample Parking – Stone  
Gardener's Store – Attached Timber-Clad Shed – Paved Dining Terrace – Garden  
Entertaining Patio with Outdoor Bar – Gardens bordering Shared Lake – Separate  
Modern Cow Byre with Small Fenced Paddock; Approx. 1/4 Acre

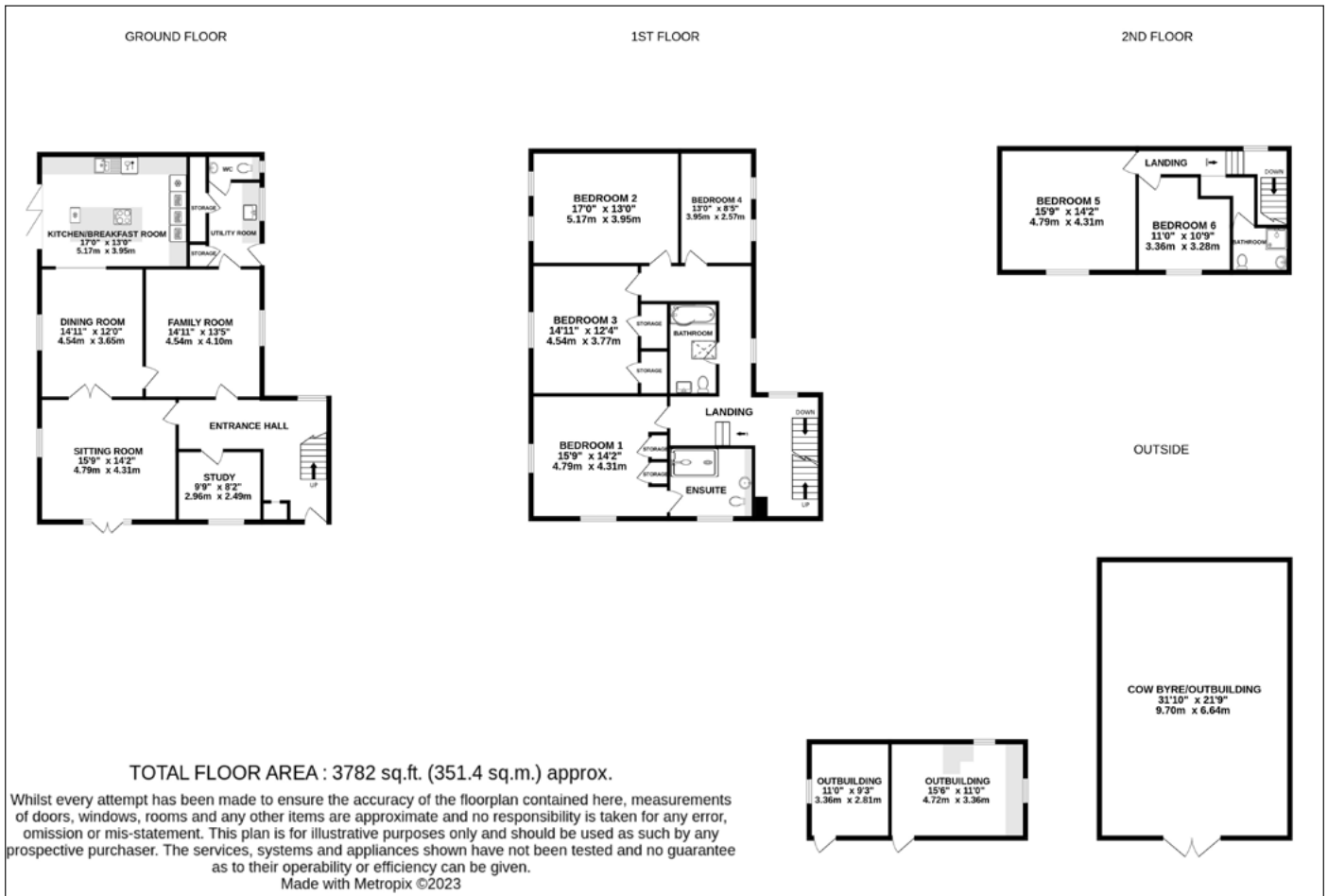


## THE PROPERTY

Enjoying a delightful rural setting within an exclusive enclave, Hopbine House offers a wonderful and inviting family home with usefully malleable living space. Of particular note the privacy of the second floor offers either lovely guest accommodations or any teenager's dream retreat. Or the entire floor could more radically but straightforwardly be converted into a sumptuous Principle Suite with dedicated Dressing Room and Ensuite. Beyond pretty gardens extending lakeside, the property unexpectedly boasts further potential with extensive storage provided by a modern Cow Byre with a fenced paddock to the side offering perhaps a Good Life 'allotment'. There is even a further communally-shared field.

Through a landscape of open farmland, the long private driveway winds to the house. To the rear with right of way access, captivating views frame the rise of nearby Badnage Woods, offering an all but from the doorstep 5 mile walking/running trail loop. The house is located under 2 miles from 3 villages; Canon Pyon offering local shop with post office and Ofsted "Outstanding" primary school, Wellington also having shop with post office and an Ofsted "Good" primary or nearest of all Tillington boasting The Bell Inn a popular local eatery, village stores and cricket club. While the full City amenities of Hereford are only 5 miles or the market town of Leominster 10 miles.





**Entrance Hall** – With solid oak flooring that harmoniously throughout much of the downstairs, the Entrance Hall offers ample space for the divestment of boots and coats while the corner cupboard neatly conceals the Worcester boiler.

**Study/Home Office** – Enjoying good natural light with a window fitted with white wooden blind overlooking the front gardens, the Study with new decorative tile flooring is currently used as a dedicated Craft Room and offers the first of many highly malleable rooms in the house.

**Sitting Room** – The inviting Sitting Room with oak flooring enjoys dual aspect featuring French doors leading out into the front gardens and window framing views to the side gardens. The room is made all the more welcoming by the recent installation of freestanding wood burner to the corner with slate hearth and surround. While with steps down double doors open into the Dining Room beyond.

**Family Room** – The Family Room provides a more informal space for relaxing and indeed offers an ideal Cinema Room. With newly installed grey tone Travertine natural stone flooring and new

larger window the space would also offer a formal Dining Room.

**Dining Room** – Enjoying a lovely open flow from the Kitchen, the Dining Room provides a convivial space for the gathering of family and friends around a large dining table. With the window overlooking the wide, stone paved Dining Terrace beyond a charming echo.

**Kitchen/Breakfast Room** – Within the last 6 months the Kitchen has been furnished with new integrated appliances among the fully fitted sleek white units from Nolte, warmed by granite-effect laminate countertops. It boasts a large central island with breakfast bar overlap to 3 sides for seating and has new integrated Bosch induction hob with a low profile Best extractor rising from the surface at a touch. Below is a fitted wine fridge amid storage units. The end wall of units conceals new Bosch full height fridge with a separate freezer set below the combination microwave flanked by twin new AEG ovens. The white composite sink and a half with drainer sits between sets of deep pan drawers with concealed inner utensil drawers and new integrated dishwasher to one side. The array of storage provided is completed with narrow pull-



Utility – The Utility has fitted storage unit with Voilamart low profile stainless steel sink, flanked by spaces for both washer and dryer. An External Door opens into a small brick paved yard ideal for clothes drying. The room offers a large built-in Store cupboard with fitted internal shelving while beside it lies the large Pantry with surprisingly space enough, beyond copious storage across fitted shelving, for an additional fridge/freezer. At the Utility's end opens the Downstairs WC.

First Floor Bedroom 1 – Enjoying dual aspect with views over the front and side gardens framed by new windows fitted with New England-style white wooden shutters, the Principle Suite is a carpeted Double Bedroom offering twin built-in wardrobes fitted with hanging rails. The newly refurbished Ensuite Shower features large walk-in shower enclosure and a fitted run of units with integral storage, WC, table-top basin with LED lit mirror with clock above. The room is completed with period-style radiator with integral heated towel rail.

Bedroom 2 – In common with all the remaining bedrooms the second carpeted Double Bedroom enjoys exposed timber beams. It delights in twin new windows fitted with white wooden blinds overlooking the terrace and gardens beyond. On the landing just outside bedroom 2 is a loft hatch providing access to the attic, which is very large and has both lighting and is partially boarded for extra storage.

Bedroom 3 – A carpeted Double boasting a built-in wardrobe with hanging rails beside a full-height built-in cupboard with fitted shelving.

Bedroom 4 – The smallest of the first floor bedrooms but it revels in twin windows framing captivating views over farmland to the rise of Badnage Woods. It is currently utilised as a Home Office benefitting from the property's Gigaclear Ultrafast broadband.

Family Bathroom – Featuring a 'L' shaped full bath with wall mounted shower behind glass screen, the Bathroom with wood-effect vinyl flooring is completed with WC, heated towel rail and table top basin set atop fitted double storage cupboard.

Second Floor Bedroom 5 – The spacious fifth Double Bedroom offers a highly malleable space, currently utilised as a Games Room. It features timber beams to the roof begging to be further exposed, has a loft hatch to a small storage space and enjoys a window overlooking the front gardens and lake.

Bedroom 6 – The last of the bedrooms is a carpeted Small Double with exposed beams and window overlooking the lake.

Shower Room – With corner shower cubicle the Shower Room is completed with WC, pedestal basin and chrome heated towel rail.





## OUTSIDE

Beyond the new gate and front fencing, the Driveway with gravel parking area offers ample space for numerous vehicles and is bounded to either side by gardens predominately laid to lawn, with raised borders planted with screening shrubs and flowers near the house clad in Virginia Creeper. The Dining Terrace a wide stone-paved sun trap, offers a delightful space for outdoor dining and relaxing. While to catch the setting sun behind Badnage Woods a move to settle, perhaps with glass of wine in hand beside the lake is encouraged - an enchanting spot to watch the visiting swans, moorhens and even the flash of a kingfisher. Back beside the drive lies the stone Gardener's Store with power offering a haven

for any keen gardener, copious storage or perhaps ripe for renovation. Attached is a timber-clad Shed home to the oil tank and with space for an additional chest freezer. On the upper level lies the new stone-paved Entertaining Patio - a space ideal for outdoor cooking with even its own timber Shed Bar. The Patio is flanked by twin deep pools with cobble stone bottoms and UV filter pumps. By following the private right of way track around the spring-fed lake and beyond the neighbouring properties lies the modern timber Cow Byre with concrete floor, offering practical storage and set beside a small fenced field bearing potential for a grand allotment with even chickens and beehives.









## PRACTICALITIES

Herefordshire Council Tax Band 'F'  
Oil-Fired Central Heating  
Double Glazed Throughout  
Mains Electricity & Water  
Private Drainage  
Communal £50pm Maintenance Charge  
Gigaclear Ultrafast Fibre Available

## DIRECTIONS

From Hereford take the A438 towards Brecon along Whitecross Road. At the roundabout take the third exit onto Three Elms Road, the A4110 to Canon Pyon. Continue straight for 4 miles, through Portway and turn left to Tillington. In 200m turn right onto the Lodge Farm Barns private drive and immediate right again. The property is to be found by following the lane and is the ultimate property on the left. What3Words: ///offhand.wand.diverts

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