

# THE GRANARY



MIDDLETON ON THE HILL, HEREFORDSHIRE, SY8 4BE



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**A handsome detached three storey former Granary in a quintessentially English setting enjoying far reaching views over farmland.**

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**ACCOMMODATION**

Kitchen | Sitting room | Dining room | Conservatory | Drawing room  
Three bedrooms (one enuite) | Bathroom | Driveway | Garden | EPC: F

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Ludlow 10 miles, Leominster 6.5 miles, Tenbury Wells 5.8 miles

## THE PROPERTY

The Granary, built in the Stuart/Georgian style is in the hamlet of Middleton on the Hill situated in North East Herefordshire near the border with Worcestershire and surrounded by stunning countryside. The property enjoys outstanding south westerly views over the farmland of the uplands of Herefordshire. The area is extremely popular for its walking, cycling and riding with so much idyllic countryside on the doorstep. Accessed via electric gates, the sweeping driveway leads around a large lawn, in which a single sycamore tree sits in the middle, to the house where you will find plentiful parking and space to build a garage / carport - subject to consents.

The house enjoys a great deal of natural light. The front door leads into the entrance hall from which you can access the dining room with its beamed ceiling and welcoming Clearview log burner. Double doors lead to a large solid roof conservatory with its windows designed to take in maximum views of the pretty Church and double doors leading to the back garden. In the heart of the modern country kitchen sits an Aga. With its beamed ceiling, large central island and built-in appliances, the kitchen is an ideal entertaining space. A WC completes the ground floor.

On the first floor you will find the spacious Drawing room and family Bathroom with roll top bath. The Drawing room has a beamed ceiling and enjoys triple aspect views, one of which looks over the Church. A welcoming Clearview stove with wood surround completes this light and airy room. The second floor is where you will find the light-filled bedrooms, all with useful storage spaces. The Principle Bedroom has a en-suite shower.

Outside the gardens are fairly low maintenance, with the main areas, front and back laid to lawn with pretty climbers making use of the wall running around the back of the rear garden which also has a patio area, storage shed and an area laid to stone outside the kitchen door.

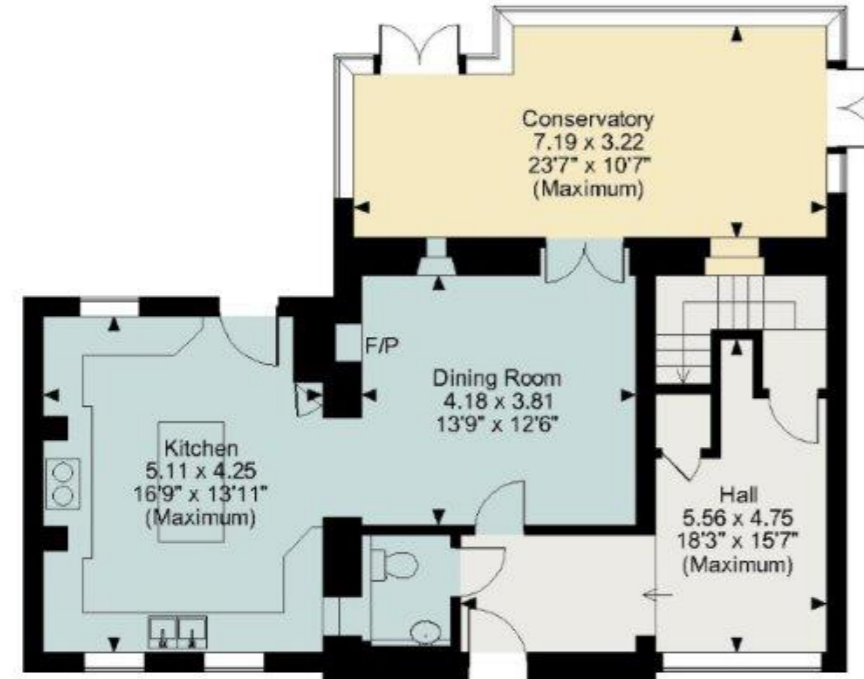
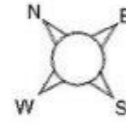


## LOCATION

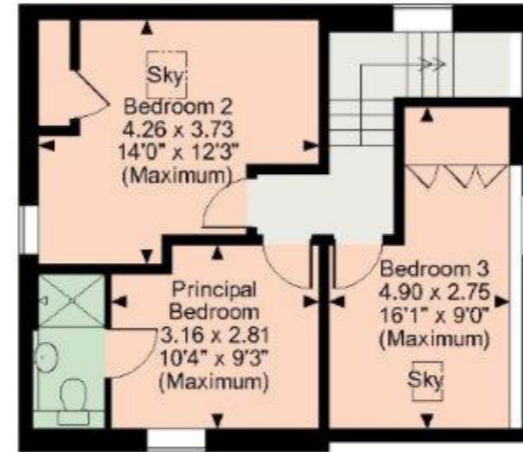
Middleton on the Hill is a predominantly rural Parish with an active and strong local community set in beautiful Herefordshire countryside. The village of Leysters is a short drive and benefits from the Duke of York Pub while the market towns of Leominster, Tenbury Wells and Ludlow provide a bigger array of the day-to-day facilities including secondary schools, supermarkets and hospitals - each having their own charm and appeal. Ludlow has a station on the Manchester to Cardiff line with trains running at regular intervals.



**The Granary, Middleton on the Hill, Ludlow**  
 Approximate Gross Internal Area  
 1884 Sq Ft/175 Sq M



**Ground Floor**



**Second Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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## DIRECTIONS

From Ludlow, take A49 turning left onto Hundred Lane after 7 miles. After 2 mile, turn left, signposted Middleton Church. The Granary will be found on your right after 0.2 mile behind wooden electric gates.

## GENERAL

**Services:** Mains electricity and water, private drainage to septic tank and electric heating.

**Agents Notes:** The current owners have built their new home in the orchard to the north of The Granary and as such the entrance gates to the property and first part of the driveway are shared. There are restrictive covenants that apply to this property that mean it cannot be run as a holiday let. There is to be no parking of high-sided commercial vehicles on any part of the property or caravans/motorhomes to the front of the property.

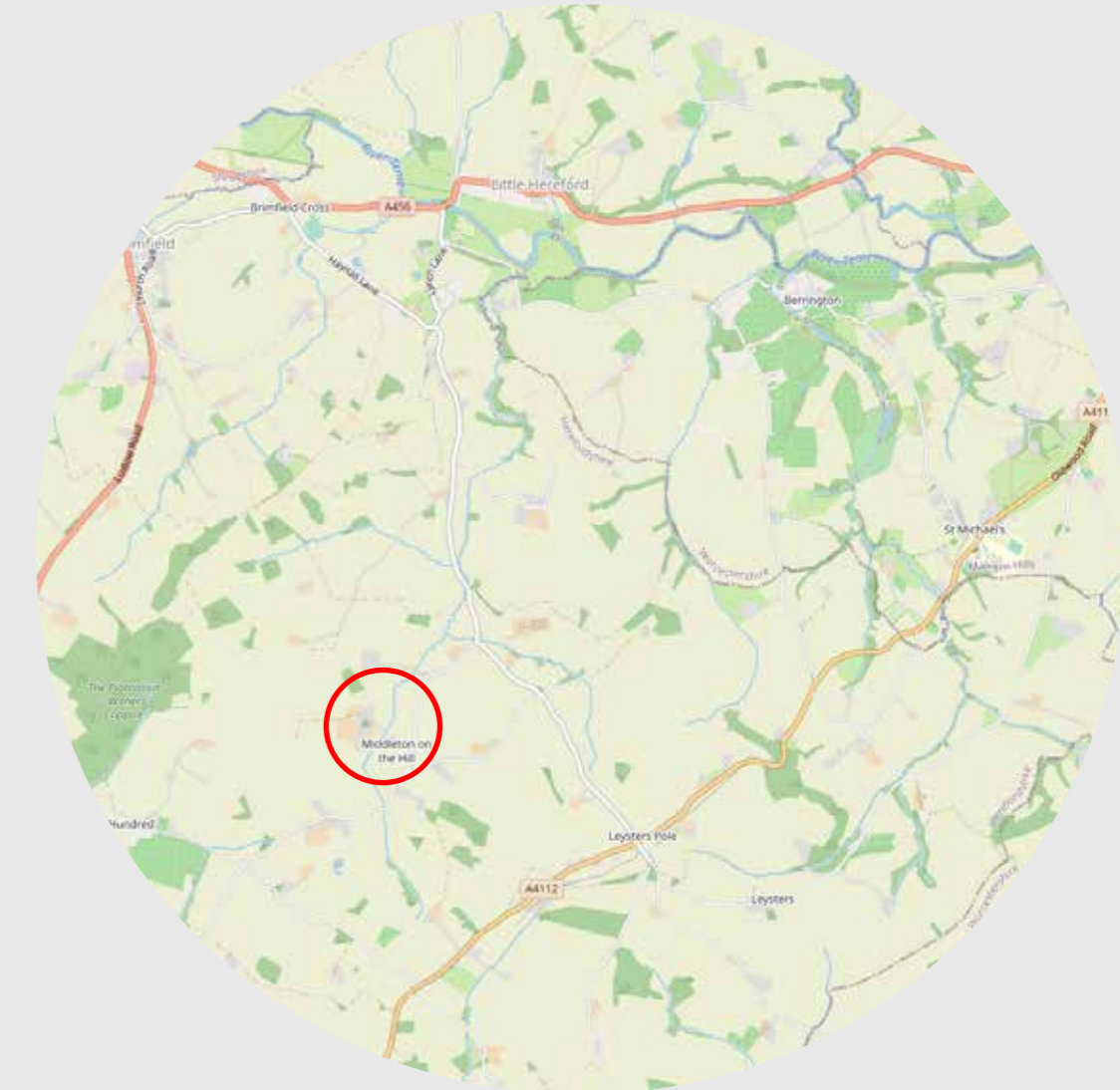
**Local Authority:** Herefordshire County Council

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

**Council Tax:** Band F

**Viewings:** Strictly by appointment via Kevin Boulton Estate Agent & Property Consultant



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Boulton Property & Development Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Boulton Property & Development Ltd does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated June 2021. Photographs dated June 2021. Kevin Boulton Estate Agent & Property Consultant, is a trading name of Boulton Property & Development Ltd registered in England and Wales, company number 13144773. Registered office: Office 4, Scotts Mansion, 24 Claremont Hill, Shrewsbury, SY1 1RD

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