

# THE GRANARY HOUSE

YATTON • HEREFORDSHIRE



# THE GRANARY HOUSE

YATTON, HEREFORDSHIRE HR6 9TL

***A grand house with large bright  
rooms and lovely views***

Large Hall • Drawing Room • Dining Room • Study/ Office  
Wine Store • Kitchen/Breakfast Room and Sitting Room  
Master Bedroom with Dressing Room and Bathroom  
Five further Bedrooms (two with ensuite bathrooms)  
Family Bathroom • Integral three car garage

Four bay open sided garage with planning permission  
for ancillary accommodation

Extensive garden with pretty terraces around the house

In all about 1.7 acres

Hereford 20 miles  
Ludlow 9 miles • Leominster 8 miles  
(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as  
statements of fact. Your attention is drawn to the Important  
Notice on the last page of the text.





## Situation

The small peaceful hamlet of Yatton is in the prettiest of countryside on the Herefordshire/ Shropshire border. Local villages provide a great deal. Leintwardine ( 4 miles) has its shops, a doctor's surgery, garage, post office and great places to eat, whilst Wigmore (1 mile) has a highly acclaimed school. Larger towns such as Ludlow, Craven Arms and Leominster all have greater facilities and stations on the Cardiff to Crewe line.

## Description

On the western edge of this small hamlet The Granary House is an impressive conversion, completed in 2004. This is a substantial house with large rooms many with high ceilings. It is bright and light, enjoying views particularly from the windows on the western gable and especially the dramatic arched window in the main bedroom. Oak windows and doors are double glazed throughout. The floors and staircase are oak. Timbers and trusses preserve the character of the building and emphasis its scale. The Hall opens up to the ridge and incorporates the stairs and landing and a cloakroom. The Drawing Room has a wood burning stove on a brick hearth and French doors to the garden. The Dining Room is off the hall with its pair of glazed doors, opposite which is a wine store and boot room.



The Kitchen is large enough also to incorporate the Breakfast Room and a Sitting Room. The Kitchen has ample granite worktops, wall and floor mounted units. French doors lead out on to the terrace and there is a back door to the back yard from the Utility Room, which could connect directly to the three car secure garage.

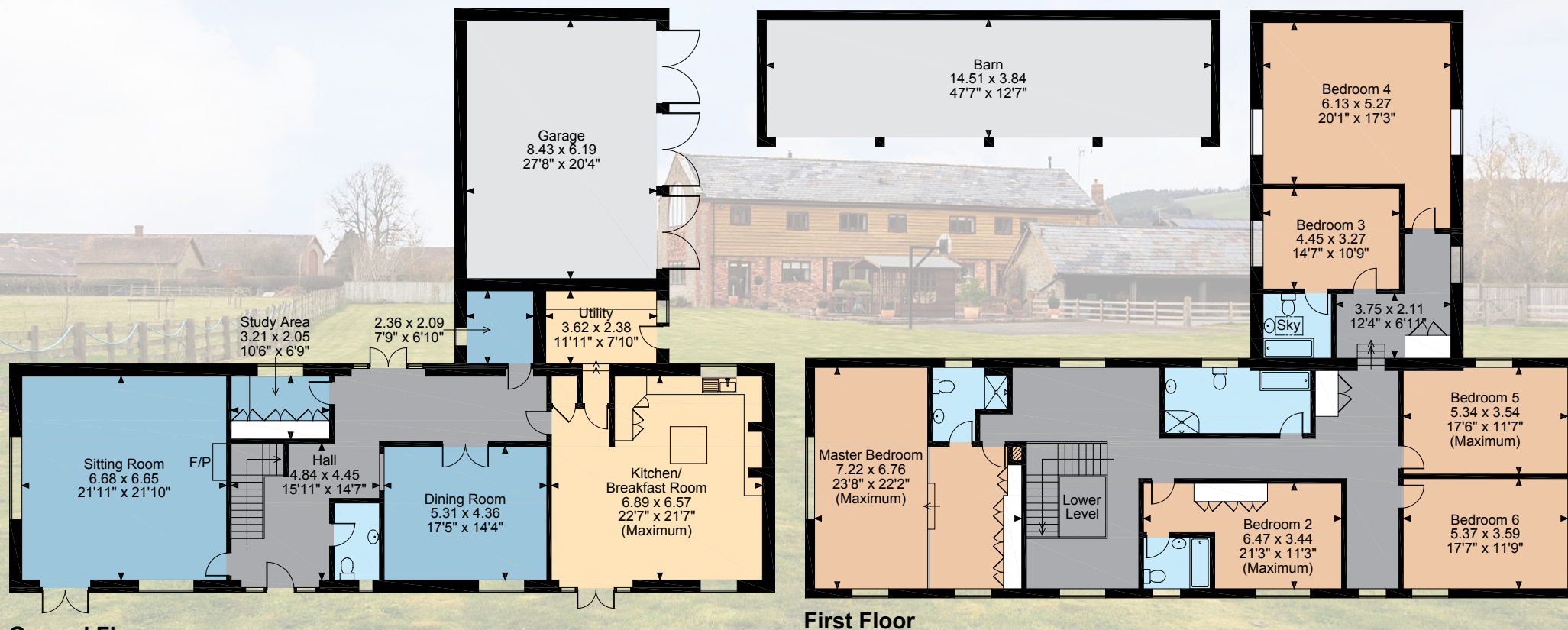
The ceiling on the wide landing is open to the ridge and the Master Bedroom has its own bathroom and Dressing Room area and spectacularly an arched window with wonderful views across the valley. Off the corridor are five further bedrooms with the principle guest room having its own bathroom and there is a superb family bathroom. The furthest bedroom has also been used as an office and a nursery previously.

### **The Gardens**

The approach to The Granary House is a long gravelled drive. Parking is either beside the open sided barn ( this is the building with planning consent for ancillary accommodation) or beside the garages. Between the barn and the house is a paved terrace with raised beds and a central fountain. At the back of the house in an evening sun sheltered corner of the garden, largely decked and making a fine entertaining area. Much of the remaining garden is level lawn, a perfect play area or even in part it could be divided off to form a small paddock for a pony.



**The Granary House, Yatton, Leominster**  
**Main House internal area 4,593 sq ft (426 sq m)**  
**Garage internal area 562 sq ft (52 sq m)**  
**Barn internal area 600 sq ft (56 sq m)**  
**Total internal area 5,755 sq ft (534 sq m)**



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

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

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

## Services

Mains electricity and water. Private drainage. Oil fired central heating.

## Council Tax

Band G

## Fixtures and fittings

The fitted carpets, curtains, light fittings and contents of the house as well as garden ornaments and furniture are not included in the sale but may well be available by separate negotiation.

## Directions (Postcode HR6 9TL)

The hamlet of Yatton is off the A4110, Hereford to Knighton road. Before Wigmore and after Aymestry, turn right into the hamlet and take the first right along a track. Towards the end of the track the entrance to The Granary House is on the right hand side.

## Viewing

Strictly by appointment with Knight Frank – 01432 273 087



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