

1 Holmer House Close  
Holmer, Hereford, Herefordshire



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A beautifully presented four bedroom barn conversion combining stylish modern fittings with character features, in a sought-after village setting within easy reach of Hereford city centre

1 Holmer House Close is a stylishly converted barn, combining stone and timber-clad elevations, exposed timber beams and other character features with modern décor and fittings. Set in a desirable position on a select contemporary development in the village of Holmer, the property offers four bedrooms and a study with an impressive first-floor open-plan living and entertaining area.

The 35ft first-floor sitting and dining room is the heart of the home, and features a vaulted ceiling with exposed timber eaves, as well as windows to the front and rear, creating a sense of space and light. There is ample space for both a seating area and a family dining table, while the kitchen adjoins the reception room in a semi open-plan layout, through a square arched opening. The kitchen is fitted with sleek, charcoal-coloured units to base and wall level, as well as integrated appliances, including a gas hob, a retracting extractor and dual ovens. There is an en suite room on this level which could be used as an additional bedroom or study/office.

On the lower level you will find four well-presented bedrooms with clean, neutral styling. These include two bedrooms with en suite shower rooms, and one with French doors opening to the gardens. There is a family bathroom to the ground level, with a bathtub and a separate shower

Outside, there is a sunny south-facing terrace across the front of the barn which is ideal for al fresco dining. The driveway leads to the rear, where there is parking space for several vehicles, as well as private gardens with an area of lawn and a further patio, as well as the potential for more extensive landscaping if desired.



**Location**

The property enjoys a desirable setting in the popular village of Holmer, on the northern edge of Hereford, combining a semi-rural environment with excellent access to everyday amenities. The village offers local facilities and is home to Hereford Racecourse, while nearby Hereford provides an extensive range of shopping, leisure and cultural amenities, including supermarkets, independent retailers, restaurants, cafés and the historic cathedra and the popular Hereford Cathedral School. The surrounding Herefordshire countryside offers numerous opportunities for walking, cycling and outdoor pursuits, with the Wye Valley and Malvern Hills within easy reach. Communications are excellent, with the A49 providing links north towards Shrewsbury and south towards Ross on Wye, while the A438 offers access east towards Ledbury and the M50 motorway. Hereford railway station provides regular services to Birmingham, Cardiff and Manchester, with onward connections to London and the wider national rail network, complemented by a comprehensive bus network serving surrounding villages and market towns.

Postcode region: HR4

**General**

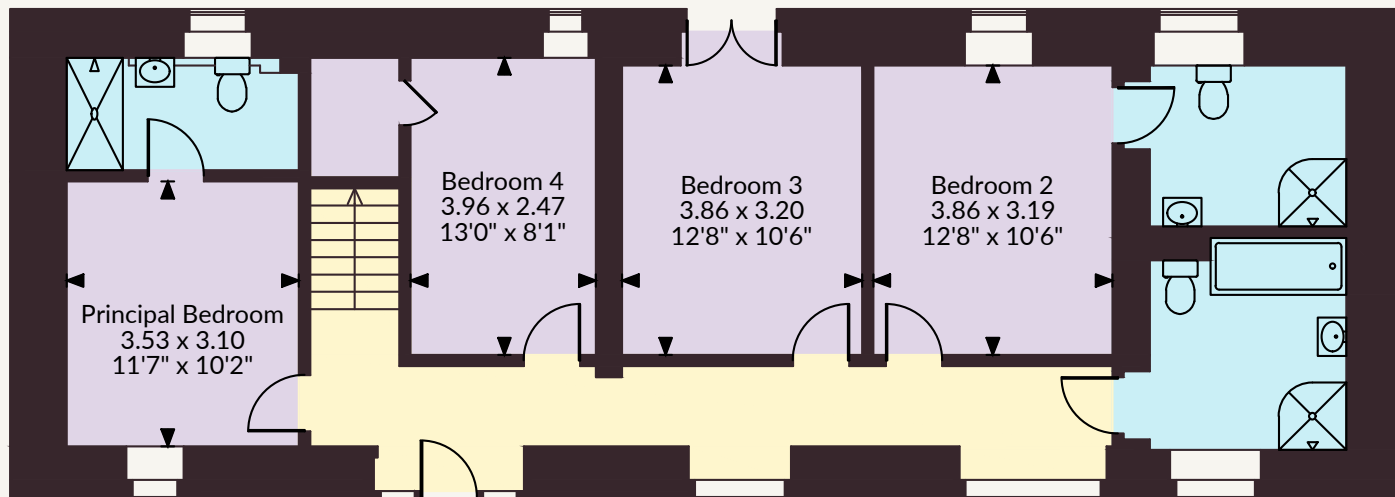
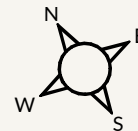
Local Authority: Herefordshire  
 Services: Mains water, electricity, gas and drainage  
 Council Tax: Band D  
 EPC Rating: C  
 Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.  
 Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Agents note: Please note that 1 Holmer House Close is Grade II listed, under the curtilage of the farm house.

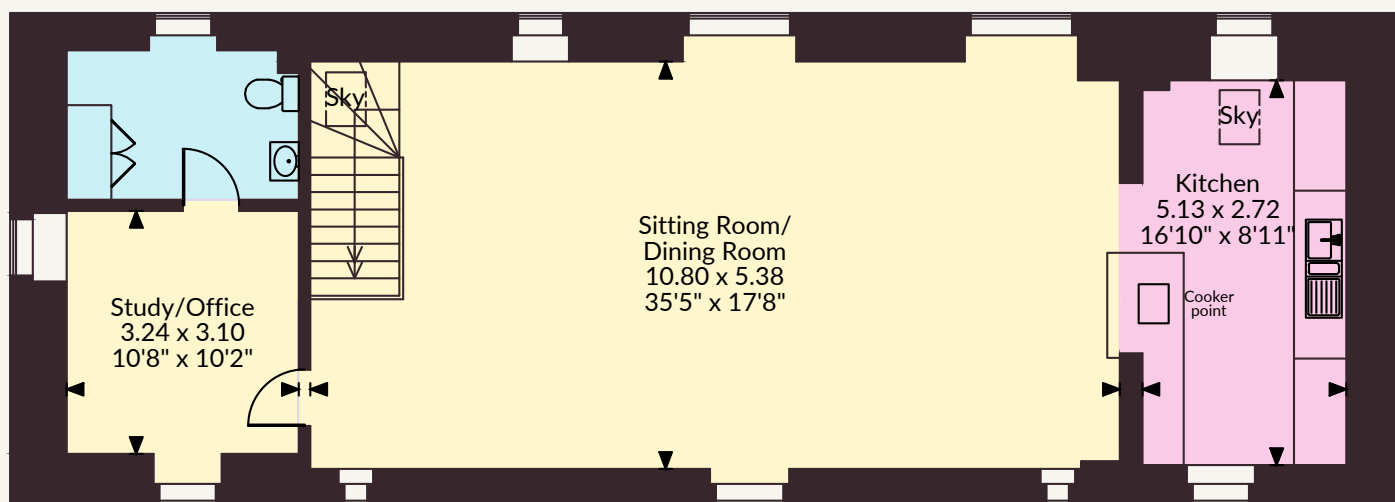


**1,963 sq ft (182 sq m)**  
**2 reception room**  
**4 bedrooms**  
**4 bathrooms**  
**Outside parking**  
**Freehold | Village location**  
**Guide price £560,000**

Holmer House Close, Holmer  
Internal area 1,963 sq ft (182 sq m)



Ground 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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## Herefordshire & Worcestershire

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