

Holmer House Farmhouse
Holmer, Hereford, Herefordshire



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& Parker

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5,335 sq ft (495 sq m) | Freehold
4 reception rooms | 6 bedrooms | 5 bathrooms
Triple garage | Garden | Village location

Guide price £1,195,000

A magnificent and imposing period farmhouse offering exquisitely styled accommodation, seamlessly blending historical character with bold contemporary design in a highly sought-after location

Holmer House Farmhouse is a striking red-brick Grade II listed residence, distinguished by its elegant symmetrical façade and traditional sash windows. Inside, the home has been comprehensively and sympathetically transformed, offering more than 5,300 sq ft of beautifully presented accommodation that combines original architectural character, including period fireplaces, with bold contemporary styling. The welcoming reception hall, featuring elegant wall panelling and traditional flooring, sets the tone for the accommodation and leads to the principal reception rooms. To the front, an impressive drawing room and formal dining room both benefit from handsome ornate fireplaces, high ceilings and large windows fitted with traditional shutters, while a dedicated study provides a stylish workspace. To the rear, the new extension houses the spectacular open-plan kitchen, breakfast and family room forming the heart of the home. This substantial space has been thoughtfully designed for modern living and features a sleek bespoke kitchen with dark cabinetry, brushed brass accents, integrated appliances and a large central island. There is ample space for informal dining and entertaining, the utility room and cloakroom complete the ground floor. An extensive cellar beneath the property provides valuable storage and flexibility. On the main staircase, exposed timber framing creates a striking architectural feature and serves as a reminder of the property's historic origins. The first floor hosts three luxurious double bedrooms, all featuring beautifully appointed en suite bath or shower rooms, including an indulgent principal suite with a dedicated dressing room. The second floor provides three further double bedrooms, each with its own well-appointed en suite bath or shower room.



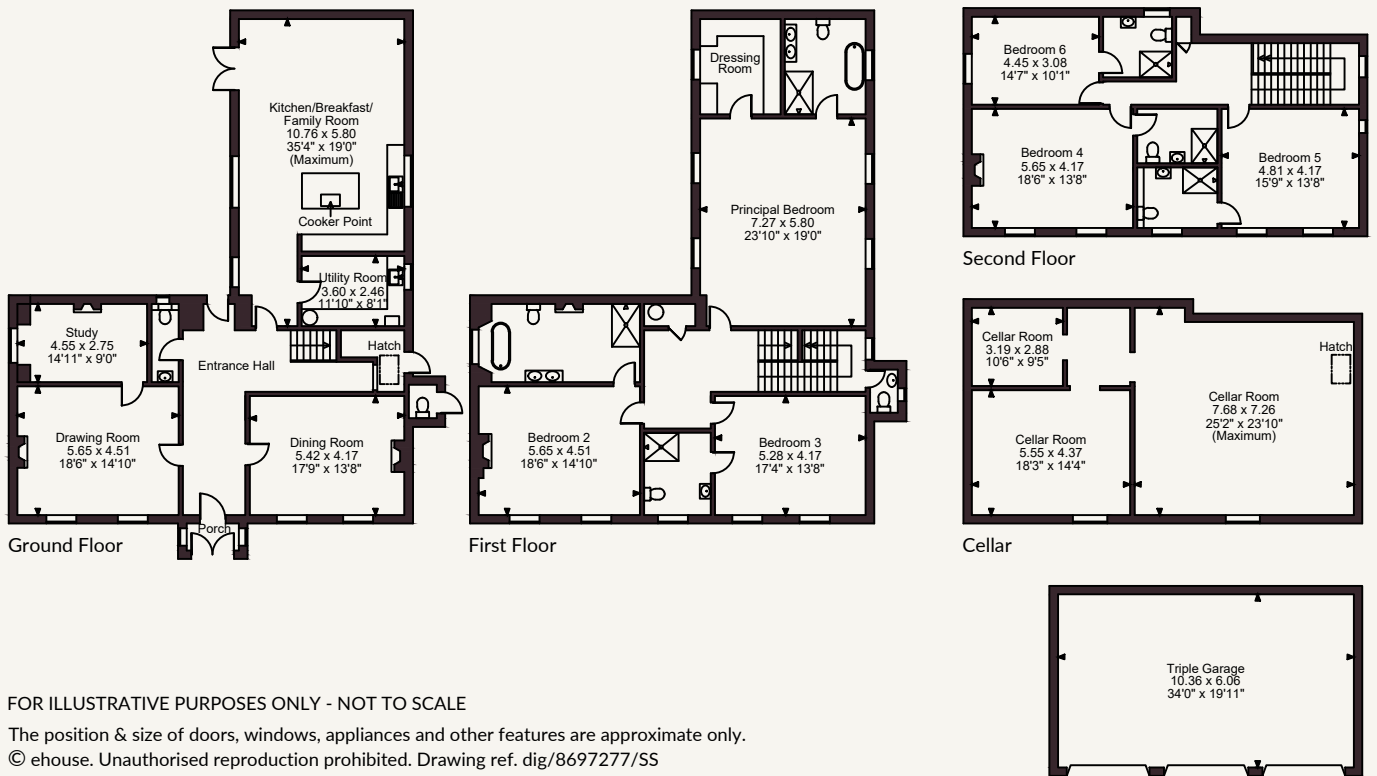
Outside, the property is approached via a substantial driveway providing ample parking and access to an impressive timber-clad triple garage. The beautifully landscaped gardens surround the house and feature expansive lawns, mature specimen trees, established planting and attractive paved terraces, creating superb spaces for outdoor dining, entertaining and relaxation.

Location
Holmer House Farmhouse 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 cathedral. 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 G
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/>



Holmer House Farmhouse Holmer, Hereford
 Main House internal area 5,335 sq ft (495 sq m)
 Tripal Garage internal area 676 sq ft (63 sq m)
 Total internal area 6,011 sq ft (558 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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