



THE OLD CROSS

Edwyn Ralph HR7 4LU



**The Old Cross**  
Edwyn Ralph  
Herefordshire  
HR7 4LU



Offering huge potential for a variety of uses, a very attractive grade II listed former farmhouse, originally dating from 17<sup>th</sup> Century, offering very comfortable and well-maintained accommodation, all set in gardens and land extending to approximately 3 acres.

**Guide Price £750,000**

**Situation and Description**

Surrounded by rolling Herefordshire farmland, the small, scattered village of Edwyn Ralph lies in northeast Herefordshire and is made up from a number of individual farms, smallholdings, and houses. From here, there is easy access to both Bromyard (2.6 miles) and Tenbury Wells (8.7 miles), via the B4214.

Bromyard itself is a busy market town which offers a good range of services and is only a few minutes drive away. There are a choice of shops, supermarkets, primary and secondary schools, public houses and restaurants, and much more. The cathedral cities of both Hereford and Worcester are equidistant at around 18 miles, and both offer main line train stations and easy access to the road networks.

On the market for the first time in more than 4 decades, during which time the present owners have made many improvements, the property still offers further potential and, with approximately 3 acres of level land, offers scope for a variety of uses.

The house itself is beautifully presented and has been well cared for over the years and includes a well-equipped kitchen, a modern ground floor wet room with underfloor heating, and a very comfortable sitting room, and a separate dining room. Character features include, exposed timbering, period fireplaces and vaulted ceilings. Outside there is plenty of space, along with a number of useful outbuildings including a former dairy which could, subject to planning, be converted to create an annex or home office etc.

On arrival a gated entrance opens onto a large, gravelled driveway with extensive parking and turning space. A porch and front door leads into a sunroom which is full of light and overlooks the gardens and land. The main reception hall, which has plenty of character, gives access to the sitting room which enjoys a triple aspect, a stone fireplace with fitted Clearview wood burner, picture and wall lights and a fitted carpet. A separate dining room is ideal for entertaining and has a dual aspect, with exposed timbers, an inglenook fireplace with again a Clearview wood burner, and direct access to the hall and kitchen. The kitchen is well designed and has granite working surfaces and plenty of cupboards and drawers, as well as a deep fill sink, fitted shelving, windows

overlooking the drive and a fitted oven, hob and extractor, with space for a range of other appliances. A modern wet room supports the ground floor accommodation.

From the reception hall an open tread oak staircase leads up to the first-floor landing which provides access to the roof space and doors to three double bedrooms, each with their own character, and good views over open countryside. The main bedroom has a vaulted ceiling and a range of fitted wardrobes to one wall. A family bathroom has all the usual fittings as well as access to a small airing cupboard.

**Outside**

The Old Cross is well situated and offers plenty of practical outside space and huge potential for a variety of uses. Accessed directly from the drive, a modern timber open-bay double garage (19'3 x 15'8), and workshop offers covered storage, as does the barn (23'5 x 14' 8) with doors to front, power and lighting, and with upper floor, currently used as recreation space, but with the potential for a variety of uses, and with spectacular views towards the Malvern Hills.

A former milking parlour currently offers additional storage and workspace and again has power and lighting, as well as a cold-water supply to the outside of the building. There are windows to the rear and doors to the front and side and has potential in our view, to be converted for other uses, subject to permission.

The gardens and land are a particular feature of The Old Cross with the main gardens lying to the rear and side interspersed with a variety of trees and enclosed by post and rail fencing and mixed hedging. To the rear a patio is a natural sun trap and overlooks the gardens and land. Pathways lead around the house with further lawned areas around the drive, together with a small vegetable section and greenhouse. The remaining land extends to just over 2 acres and is laid to pasture with access from the drive as well as directly from a small council lane to one side. Ideal for a variety of uses, it is well enclosed on all sides with a former pond on one boundary.



A beautifully maintained former farmhouse





Retained character features with modern touches





Three comfortable bedrooms and first floor bathroom, ground floor wet room



**Outbuildings**



Total area: approx. 136.7 sq. metres (1471.3 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd  
Plan produced using PlanUp.



Excellent range of outbuildings



**Services and Considerations** mains electricity, mains water, electric and Clearview wood burners, private drainage. All fitted carpets. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band E = £ 2527.45 p/a. EPC n/a (Listed). Tenure freehold. We believe there is BT superfast broadband connection nearby.

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

#### Directions

**W3W:///greyhound.blotchy.adjust**

From Bromyard take the B4214 signposted to Tenbury wells and proceed out of the town passing the rugby club on the right-hand side. Continue up the hill for a further mile and after the road has levelled out continue past a left-hand turning for Thornbury and Hampton Charles and The Old Cross will be the next property on the right-hand side.

Hereford to Edwyn Ralph  
17.7 miles (35 minutes)





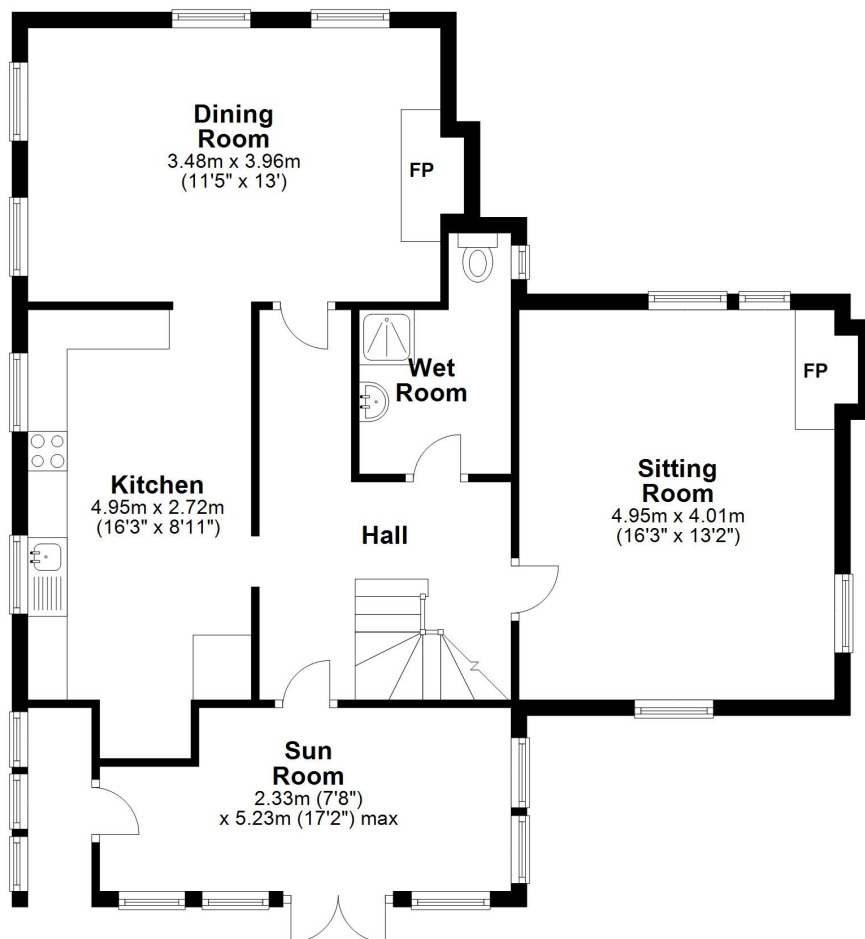
The paddock is fairly level and there are good sized gardens



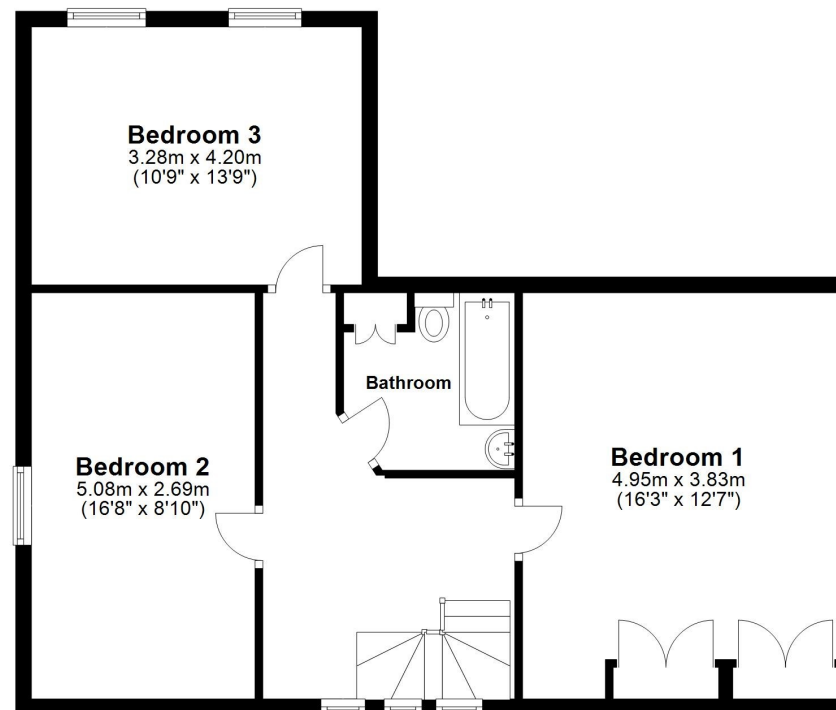
Views to the Malvern Hills



## Ground Floor



## First Floor



Total area: approx. 155.5 sq. metres (1673.8 sq. feet)

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