



**Andrew Grant**  
PRESTIGE & COUNTRY

**The Kilns**  
Avenbury HR7 4LD



# The Kilns

Avenbury Lane, Avenbury, Bromyard HR7 4LD

**6 Bedrooms    2 Bathrooms    3 Reception Rooms    2 Acres**

“A picturesque rural property nestled in the Bromyard Downs, boasting expansive grounds and exceptional equestrian facilities...”

Scott Richardson Brown CEO



- The property boasts over 2,500 sq ft of living space, including six spacious bedrooms with the principal benefitting from its own en suite.
- Expansive living room with timeless character, providing a wonderful space for family living and entertaining.
- Generously sized kitchen equipped with a wooden countertop island and Rayburn exuding country charm.
- Meticulously maintained garden and patio area, providing a wonderful space for alfresco dining and outdoor activities.
- Expansive land and paddocks spanning approximately two acres.
- Wonderful equine facilities including a generously sized stable block and ménage to excite any equestrian enthusiast.
- Secluded and serene countryside location within a short reach from nearby Bromyard.

2,870 sq ft (266.6 sq m)



## The kitchen

At the heart of the home is the beautifully appointed kitchen. The space features high-end appliances, including an open-top Rayburn, a hob with a built-in extractor fan and a wall-mounted oven. The kitchen further benefits from wooden countertops, a stylish sink with washbasin, a stunning wooden-topped island and a characterful stable door.





Dual aspect windows frame the picturesque views of the surrounding land, flooding the space with natural light and making it an inviting setting for both cooking and entertaining. Additionally, the kitchen provides seamless access to the adjoining garden room and dining room, enhancing the flow of the home.



## The dining room

Adjacent to the kitchen, the dining room offers a perfect setting for hosting guests and enjoying family meals. Featuring elegant wooden herringbone flooring, this space exudes warmth and rustic character, complementing the home's countryside appeal. A rear door provides convenient access to the garage, while a staircase leads to bedrooms five and six.



## The garden room

Positioned between the living room and kitchen, this delightful garden room serves as a sunlit corridor, perfect for enjoying the summer sunshine. With sliding windows that open onto a quaint patio and the surrounding grounds, this space effortlessly blends indoor and outdoor living.



## The sitting room

The sitting room is an expansive and light-filled living area that perfectly balances elegance and comfort. Ideal for both formal entertaining and casual family gatherings, this inviting space features an oil burner set upon a stone hearth with a wooden mantle, infusing the room with warmth and charm. Exposed wooden trusses add to the character, while dual aspect windows flood the room with natural light. A stable door offers access to the outdoors, further enhancing the indoor-outdoor flow that enhances this property.



## The principal bedroom

Situated on the ground floor, the principal bedroom is an expansive and serene retreat. Bathed in natural light from dual aspect windows, this generously sized double bedroom offers stunning views of the surrounding countryside and outdoor patio courtyard, creating a tranquil and inviting atmosphere.







## The principal en suite

The principal bedroom also benefits from its own well-appointed en suite. This tiled en suite is equipped with a shower cubicle, a WC and washbasin offering ultimate privacy and comfort.



## Bedroom two

Also located on the ground floor, bedroom two is a cosy double room that offers picturesque countryside views. With ample space for furniture, this snug retreat is thoughtfully positioned adjacent to the family bathroom, providing both comfort and convenience.



## The bathroom

The family bathroom, located on the ground floor, is a generously sized and thoughtfully designed space featuring a split-level layout. It features a walk-in shower cubicle, an airbath, a WC, a bidet and a washbasin, offering both functionality and comfort.



## Bedroom three

Bedroom three, located on the first floor, is a spacious double room that exudes character and charm. Featuring authentic wooden flooring and exposed wooden beams, this expansive bedroom is further enhanced by two Velux skylights, which fill the space with natural light and create a warm, inviting atmosphere. This room also features a wash basin and a WC sits conveniently between bedrooms three and four for added convenience.



## Bedroom four

Bedroom four is a generously sized double room that overlooks the side of the property. Filled with natural light from a Velux window, this bedroom showcases exposed wooden beams that add to the home's timeless charm. The room also features a built-in washbasin, a convenient built-in wardrobe and access to the loft space for additional storage, blending functionality with character.



## Bedroom five & six

Bedrooms five and six are currently utilised as study spaces, offering versatility to suit any homeowner's needs. These adaptable rooms are bright and airy, thanks to large Velux windows that flood the spaces with natural light. The vaulted ceilings further enhance the sense of space and a WC and wash basin is situated between the two bedrooms making these rooms equally ideal as home offices or additional bedrooms.





## The courtyard

At the heart of the property lies an idyllic courtyard that serves as a delightful suntrap. This inviting space is perfect for alfresco dining and seamlessly extends the home's indoor-outdoor entertaining options, making it an ideal setting for relaxation and social gatherings.



## The grounds

The property is graced with expansive grounds, including a well-maintained paddock area and workshop, all enclosed by secure fencing and mature shrubs. The gently sloping terrain offers panoramic views of the surrounding countryside, ensuring complete privacy and tranquillity. This picturesque setting provides an ideal backdrop for enjoying the sunshine and the natural beauty of the landscape.







## The stables

The impressive stable complex consists of three spacious stables, a convenient store/tack room, a hay store and sizeable walkway. It offers a secure and comfortable shelter for horses. The generously sized layout enhances the sense of space and luxury, reflecting the exceptional standards of this countryside home.





## The ménage

Positioned next to the property, is an expansive ménage area with floodlights, designed for horse training and exercise. This unique addition to the countryside property offers equine enthusiasts' ample space and top-notch facilities. The impressive ménage area stands as a testament to the property's grandeur, providing a perfect setting for training and enjoying the picturesque surroundings.







## The driveway

As you approach the property via a quiet countryside road, you are greeted by an electric gated entrance leading to an expansive gravel driveway, offering ample parking space for multiple vehicles.

## Location

Nestled in the heart of Herefordshire, Bromyard is a picturesque town that offers a delightful blend of historical heritage, natural beauty and a vibrant community.

Bromyard is home to a treasure trove of independent shops, boutiques and galleries that offer an array of unique and locally sourced products. Visitors can enjoy browsing through quaint tea rooms and artisanal bakeries. The town hosts vibrant festivals, events and markets throughout the year.

Bromyard is surrounded by an abundance of natural beauty. The nearby rolling hills invite outdoor enthusiasts to explore the picturesque countryside. For those seeking a leisurely escape, numerous peaceful gardens and parks provide serene settings to unwind.

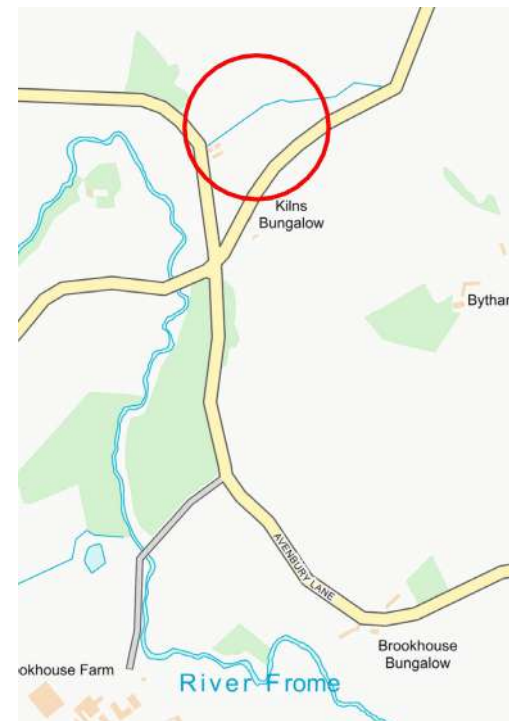
With its prime location in Herefordshire, Bromyard offers convenient access to surrounding areas. Explore the renowned Hereford Cathedral, visit the cider orchards or immerse yourself in the charming neighbouring towns and villages.

## Services

The property benefits from an Entec water treatment plant, oil fired heating and mains electricity and water.

## Council Tax

Band D



# The Kilns, Avenbury, HR7 4LD

Approximate Gross Internal Area = 2,870 sq ft / 266.6 sq m

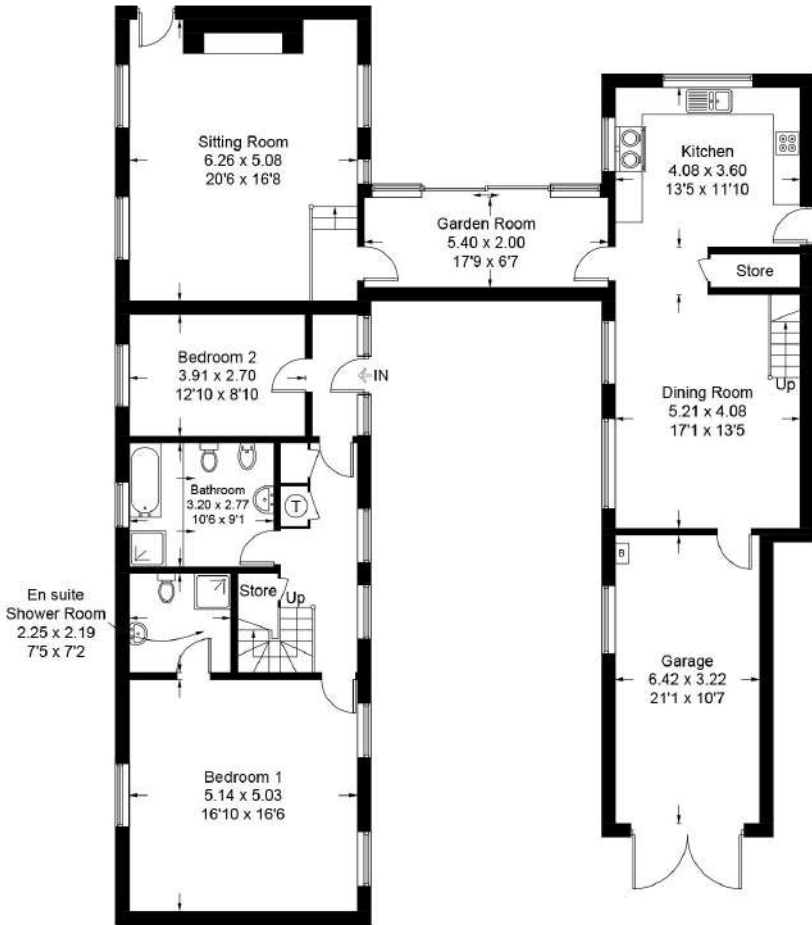
(Including Garage)

Outbuilding = 803 sq ft / 74.6 sq m

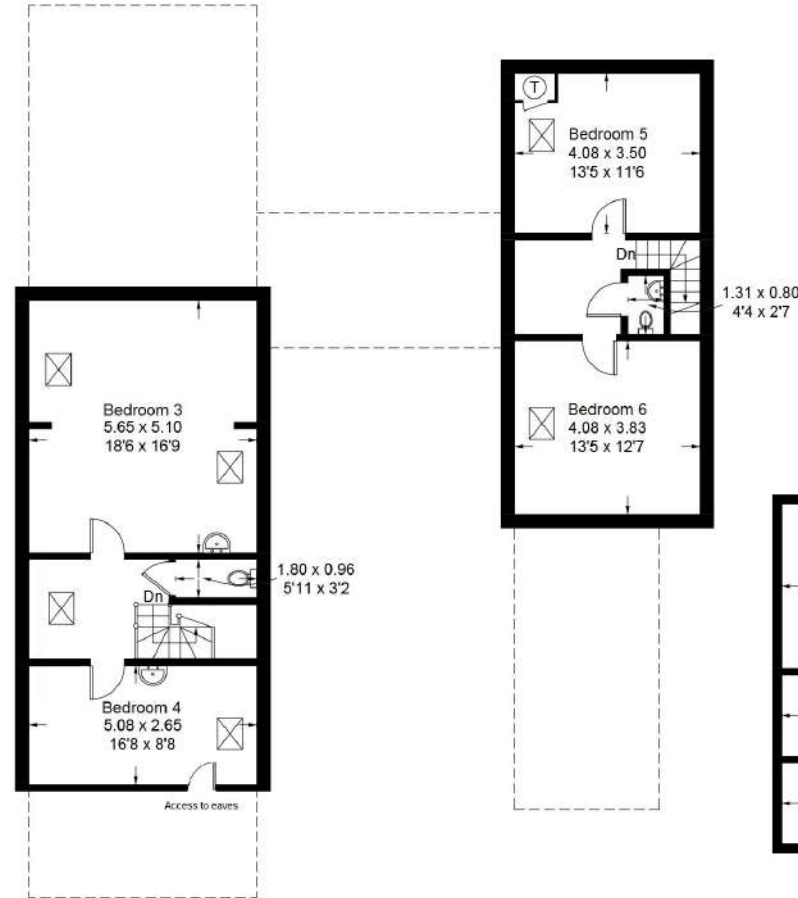
Total = 3,673 sq ft / 341.2 sq m



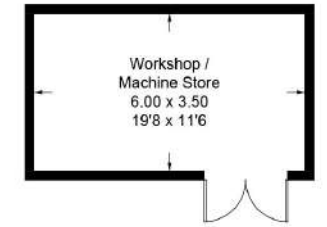
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



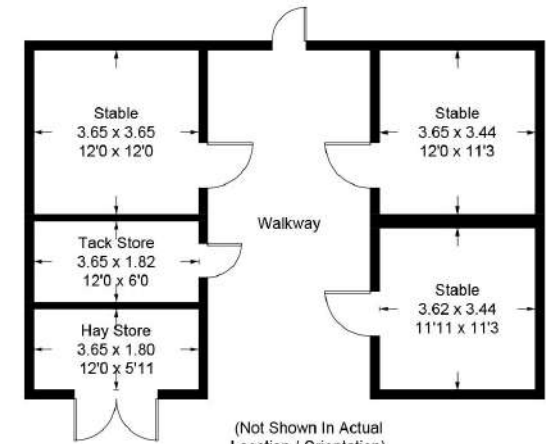
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Stable Block

(Not Shown In Actual Location / Orientation)



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

