



## The White House Building Plot, Stoke Lacy, Herefordshire

Unique opportunity to build a stunning, contemporary home set within its own grounds, in the heart of the beautiful, rolling Herefordshire countryside




c. 1 Acre

GRANT  
& Co



**Mileages:** Bromyard 3 miles, Hereford 11 miles, Ledbury, Malvern & Leominster 14 miles, Worcester 17½ miles, Cheltenham 40 miles, Birmingham 49miles

 **Road:** M5 (Jct 7) 20 miles, M50 (Jct 1) 21 miles

 **Railway:** Hereford, Ledbury, Malvern, Worcester

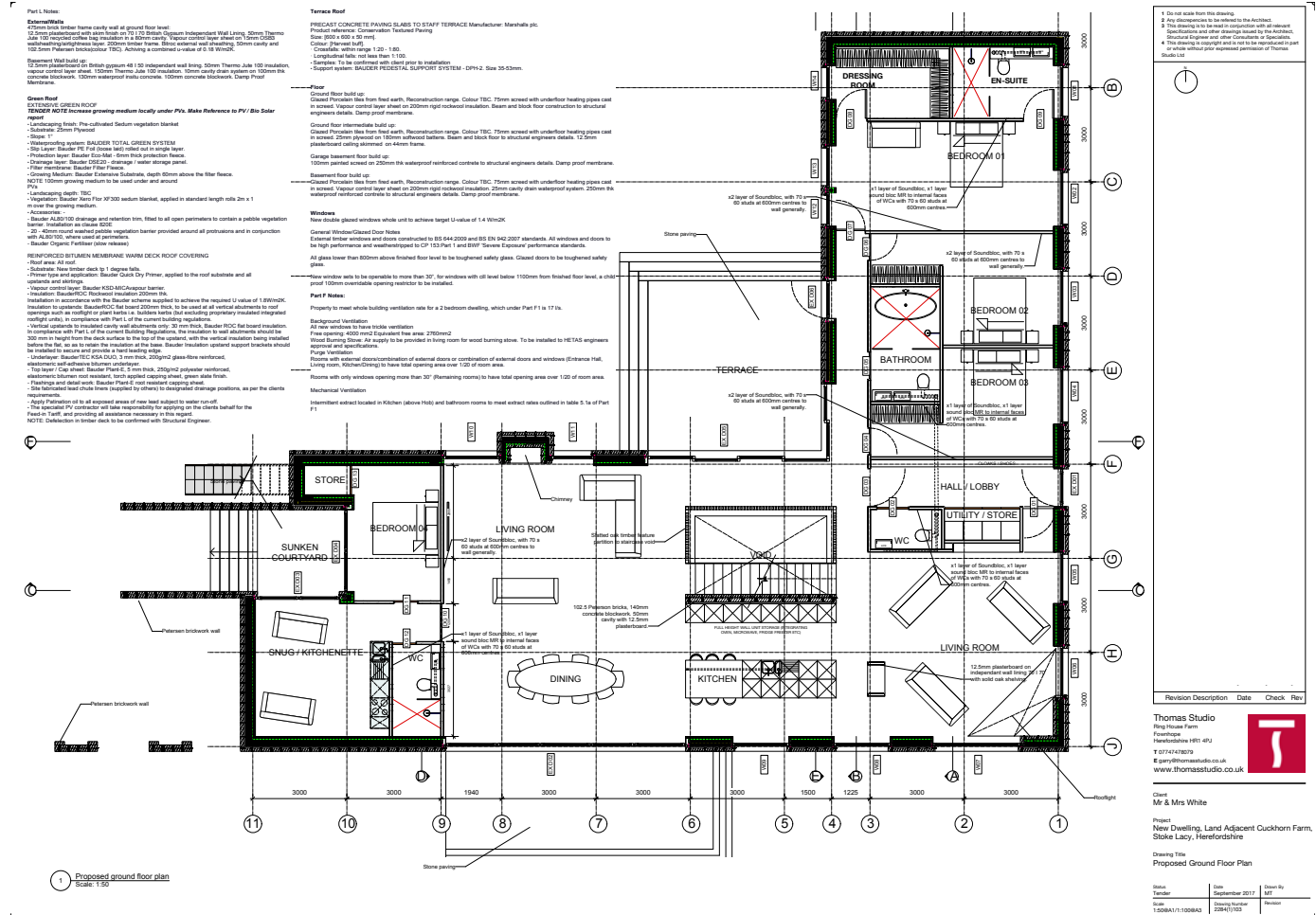
 **Airports:** Birmingham (54 miles)

## SITUATION

Stoke Lacy is an attractive and popular rural village situated to the south west of Bromyard, equidistant between Ledbury, Malvern and Leominster. The village derives its name from the old English word "Stoc", meaning "a dependent settlement" and Walter de Lacy, whose family was awarded the Parish after the Norman Conquest. The area is still very much a rural community and is characterised by traditional hills and undulating countryside; offering a quality rural lifestyle, with the benefits of excellent commuter links to the local towns and cities, and to the rest of the county.

## THE WHITE HOUSE

- Full Planning Permission to build a unique and distinctive detached house (+ 3,700 sq ft) in circa 1 Acre of ground (more land available if required)
- The living space is open plan, perfect for modern-day living
- Living space comprises; entrance lobby, galleried hall, kitchen/ breakfast/family room, living room with fireplace, dining room, WC and utility store
- 3 double bedrooms, Master with en-suite and walk in wardrobe, family bathroom
- Cinema room, study/office, store/plant room
- 1 bedroom guest suite; double bedroom, shower room/WC, kitchen, snug and store



## THE OUTSIDE

- The Plot is situated within its own acre of garden, and there is the potential for further land to be purchased adjacent, by separate negotiation if required.
- A full landscape plan, including the approved planting schedule has been designed as part of the Planning Permission.
- The plans include; a patio/terrace, roof terrace, reflective pool, managed wildflower meadow, new woodland, planted with a variety of native trees and shrubs, along with specifications for exterior lighting to reflect the property's rural situation, with consideration given to local wildlife species.
- A sweeping driveway will lead off the main highway, winding its way through an area planted with Himalayan Birch and lawned areas to culminate in a large parking area.
- Roof terrace affording views overs the beautiful surrounding countryside with a proposal for a bridge link to the ancient Motte in the grounds.
- The guest suite has its own sunken courtyard with separate access.
- A 3-bay basement garage ensures secure and private parking with access from this area into the house.

**Services:** Electricity (pole in the field), mains water already connected to site and drainage to be installed/connected.

**Broadband:** To be connected.

**Council Tax:** N/A (Not yet rated; building plot).

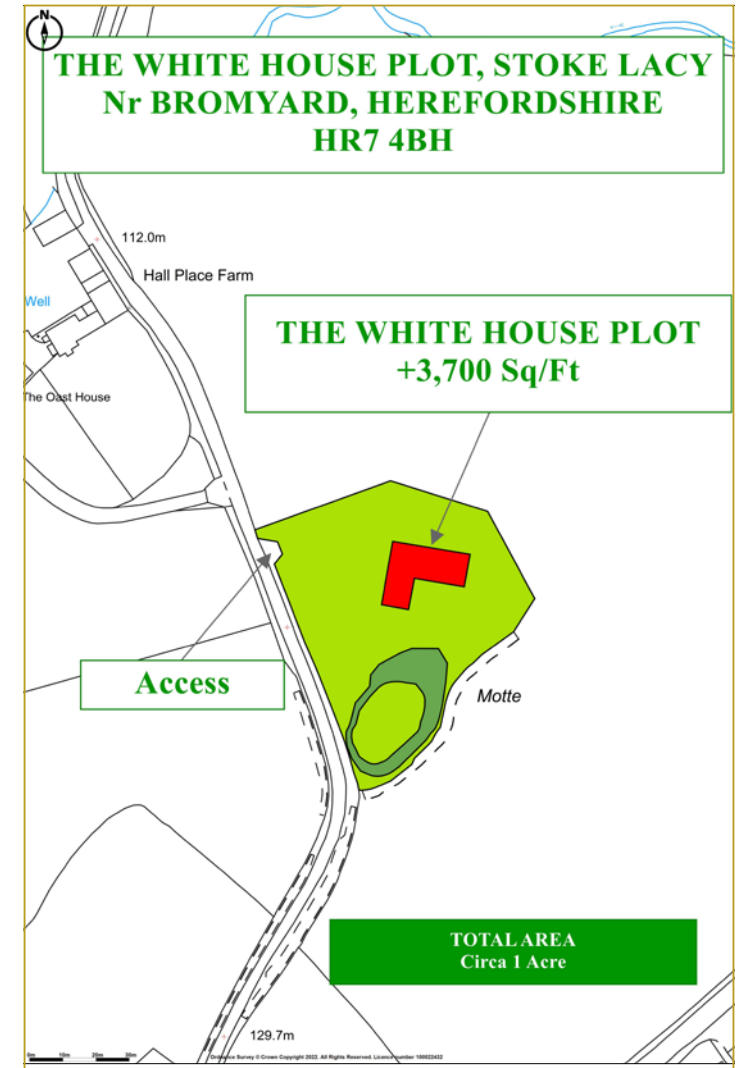
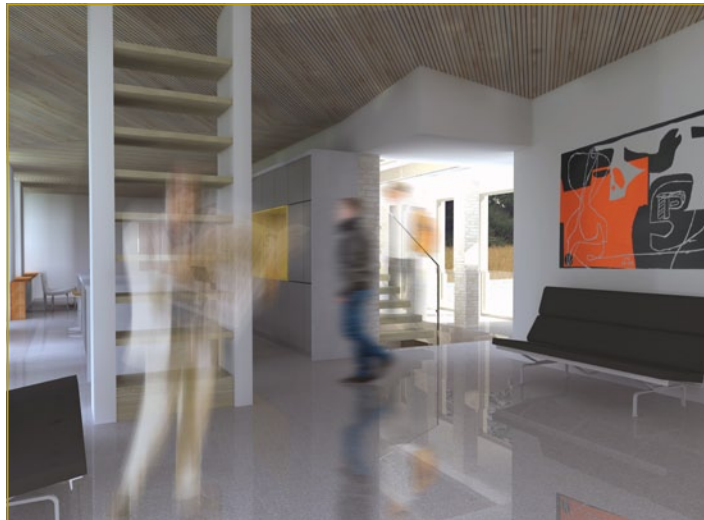
**Local Authority:** Herefordshire Council: 01432 260000.

**Listing:** This property is not Listed.

**EPC/SAP:** N/A (Not yet rated; building plot).

**Planning** Permission Ref: 163658 (15th November 2016) – Planning secured.

**Images/Plans:** Reproduced with the permission of Garry Thomas, Thomas Studio Ltd.



## GENERAL INFORMATION



**Primary:** Burley Gate, Pencome, Bromyard. Further information is available at: [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk)

**Secondary:** Bromyard. Further information is available at: [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk)

**Independent schools:** Hereford, Malvern, Leominster & Worcester have some outstanding independent schools. Further information available at: [www.isc.co.uk](http://www.isc.co.uk)



**Local:** Stoke Lacy has a church, village hall and country inn. Bromyard offers a good range of facilities to meet most domestic requirements; including a supermarket, acclaimed butcher's/farm shop, theatre, leisure centre, doctors' surgery and community hospital. Further retail and cultural

facilities are available at Hereford, Ledbury, and Malvern with more extensive facilities in Cheltenham, Worcester and Birmingham.



**Recreational:** Many fine walks along the Frome Valley, Bromyard Downs and through the Brockhampton Estate (National Trust), with the Malvern Hills only a short distance away. The area offers a variety of outdoor pursuits and sports clubs. An array of farmers' markets, town festivals and local events take place in and around the area throughout the year.



**Equestrian:** The region is renowned for its strong equestrian industry. Kings Equestrian Centre is only about 2½ miles away and is host to a series of year round competitions. The Three

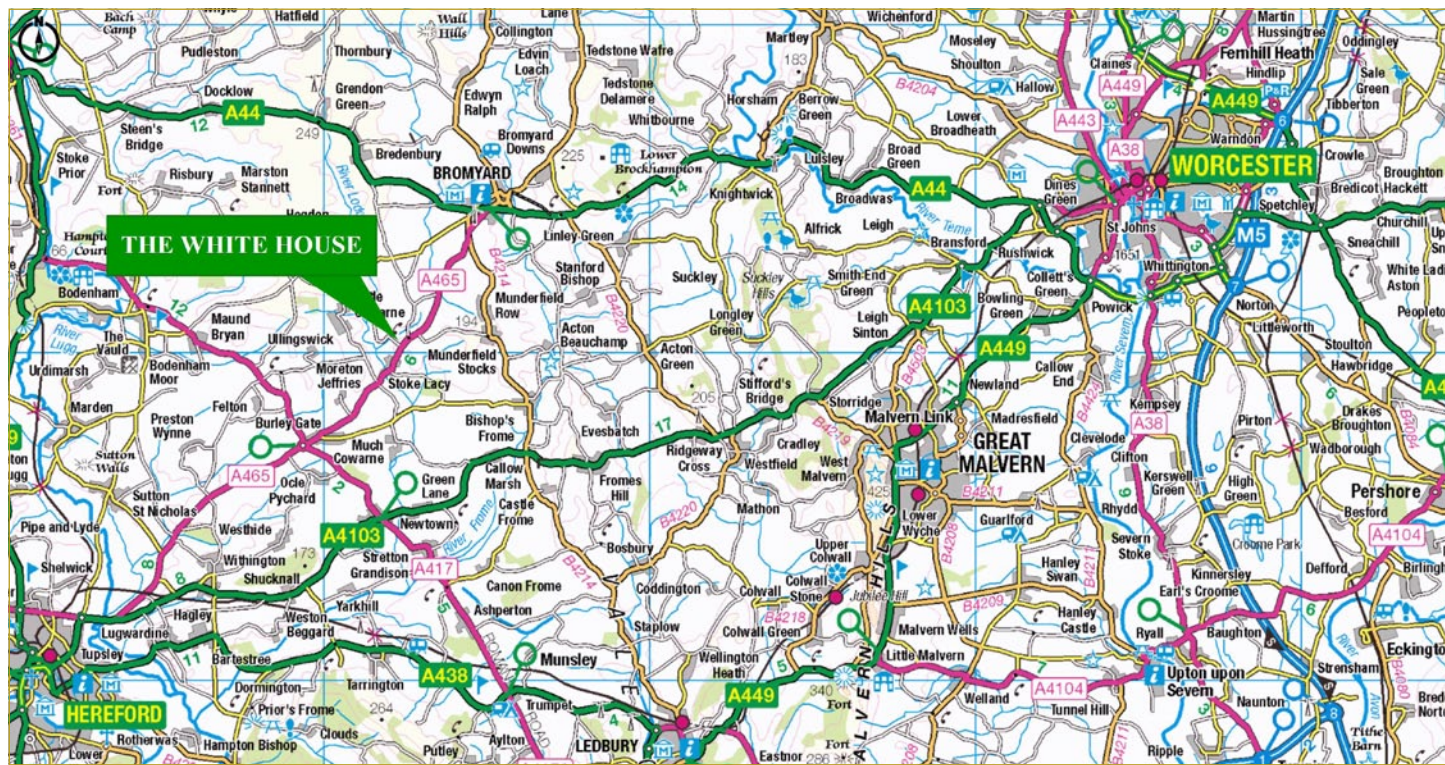
Counties Showground and Hartpury College are within easy driving distances. Racecourses are at Hereford, Worcester and Cheltenham.

## AGENTS NOTE

Grant & Co and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the





property has all necessary planning, building regulation or other consents. The Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Fixtures & Fittings Unless mentioned specifically all fixtures & fittings are excluded from the sale.

### DIRECTIONS HR7 4HB

**From Ledbury:** Head out of town on the A438 towards Hereford and at the Trumpet Crossroads turn right onto the A417 signposted towards Leominster. Follow this road through Stretton Grandison and at the Newtown Crossroads head straight across, staying on the A417. At the next roundabout (Burley Gate), take the 3rd exit onto the A465 signposted to Bromyard. Follow this road, passing through Stoke Lacy and past the Wye Valley Brewery and take the next left hand turn signposted to Bredenbury. Follow the lane for about 150 yards and the entrance to the plot will be found on your right hand side.

### VIEWINGS

By prior appointment via **Grant & Co Estate Agents** on **01531 637341**.

