

# Upper Grounds Farm

Tedstone Delamere, Bromyard, Herefordshire HR7 4PR

 **BRUTON  
KNOWLES**



- Stunning Equestrian Property
- Excellent 4-bedroom Farmhouse
- Stables, horse walker and manège
- Set within 14 acres

## Introduction

A superb equestrian property comprising an attractive four-bedroom house and annexe set in 14 acres. Extensive equestrian facilities including stables, tack and feed rooms, Claydon horse walker and manège as well as further outbuildings. Located in a quiet rural area on the Herefordshire-Worcestershire border with lovely outriding on quiet country lanes and bridleways.

The property is a stunning opportunity for someone seeking their own idyllic home for equestrian use or as a smallholding.

Bromyard 4 miles

Worcester 11 miles

Hereford 17 miles



### Location

The property is set in a quiet, rural location, north-west of the Bromyard Downs. Tedstone Delamere is a small hamlet characterised by quaint rural properties and rolling farmland with the impressive St. James Church a notable feature.

Upper Grounds Farm is accessed via Delamere Road which is half a mile from the B4203. The town of Bromyard is some 3 miles to the south, offering independent shops and eateries, education up to 16 and a range of leisure facilities and sports clubs including cricket, rugby and football. The A44 links Bromyard to Worcester 11 miles to the east and further recreation, employment and education amenities, as well as the nearest rail service.

There are good walking and riding opportunities nearby along quiet roads and bridleways particularly at Lower Sapey. For those looking for competition venues, the property is very well located with Bromyard Equestrian Centre around 6 miles away, and Lincomb and Allens Hill Equestrian Centres both around 20 miles away.

### Description

Upper Grounds Farm comprises an attractive four-bedroom farmhouse with annexe, pastureland and equestrian facilities set within 14 acres in total. The farmhouse is a period property with stone exterior and is well-presented throughout with attractive gardens and pond and a gated driveway from the road.

Outside, there are extensive facilities, including 9 timber stables, tack room and feed room, Claydon five-horse walker and manège providing an outstanding equestrian offering. Two modern farm-buildings, suitable for livestock, hay and straw storage and gently sloping grass paddocks also offer opportunities to create a smallholding.

### Accommodation

#### Ground Floor

The ground floor accommodation includes a spacious kitchen-dining room with an Aga. There is ample room for a large dining table. Adjoining the kitchen is a utility and a rear door to the garden. There is also a generous sitting room with a feature-fireplace and stairs to the first floor.

The annexe has separate external access into the garden room, a light-filled conservatory built in 2016 and benefitting from a kitchenette and double doors to the garden. From the garden room is a living area, bedroom and a bathroom with bath and shower.

#### First Floor

From the stairs you reach a large landing area with a modern bathroom immediately to left, benefitting from WC, bath/shower and fitted units and sink. The master bedroom has an ensuite shower room and a potential walk-in wardrobe. The remaining three bedrooms are all of generous proportions and benefit from views of the surrounding garden and land.

### Equestrian Facilities

To the north of the house is a U-shaped concrete stable yard with timber stables, with direct access from the driveway. There are nine stables plus a feed room, tack room and workshop with water and electricity connections. The stables provide a fantastic opportunity for immediate use for a purchaser seeking to keep their own horses, or could provide livery opportunities (subject to planning).

Behind the stables is a Claydon five-horse walker which was installed in 2014. It has not been in recent use and therefore would benefit from servicing and maintenance.

There are also two modern steel-portal frame buildings, offering hay and straw or machinery storage, or for livestock. The larger is approximately 60 x 60 ft across three bays with large doors to the front and rear. The smaller is open fronted measuring approximately 60 x 30 ft with two lean-to stables open to the fields to the west.

The manège measures 20 x 40 metres with a sand and rubber surface which may benefit from refurbishment.

### Land

The property extends to approximately 14 acres in total. The land is in good heart, gently sloping down to the west and accessible from the driveway. There are mature hedgerows, fencing and a natural watercourse to the west, with internal paddocks separated by post and rail or electric fencing.

### Services

The property benefits from oil fired central heating, private drainage via septic tank, mains water and electricity. Gigaclear fibre broadband is available. There is a 4kW solar PV system on the house roof, benefitting from quarterly Feed In Tariff payments at approximately £900 per year until June 2034.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

We understand that water to a neighbouring property is supplied informally from Upper Grounds Farm, but no agreement in writing. We recommend that potential purchasers take their own advice in relation to this.

### Sale Plan & Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

### Tenure

Freehold – sold with vacant possession.



### Sporting, Timber and Mineral Rights

All minerals, timber and sporting rights are included in the freehold sale, as far as they are owned.

#### Local Authority

Herefordshire Council

#### EPC

Rated D (58)

#### Council Tax

Band G

#### Guide Price

£1,200,000

### Viewing

Strictly by appointment only. Please call 01568 610007 to arrange a viewing.

**Health and Safety for Viewers** - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

**Subject to Contract January 2026**

**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken January 2026

Upper Grounds Farm, Tedstone Delamere, Bromyard, Herefordshire HR7 4PR

Guide Price £1,200,000    Freehold

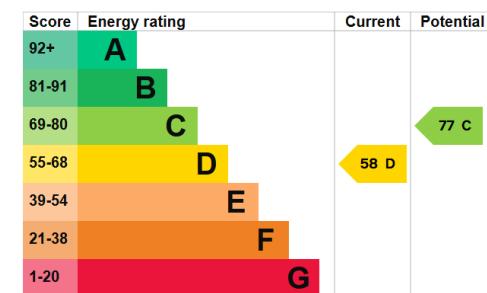
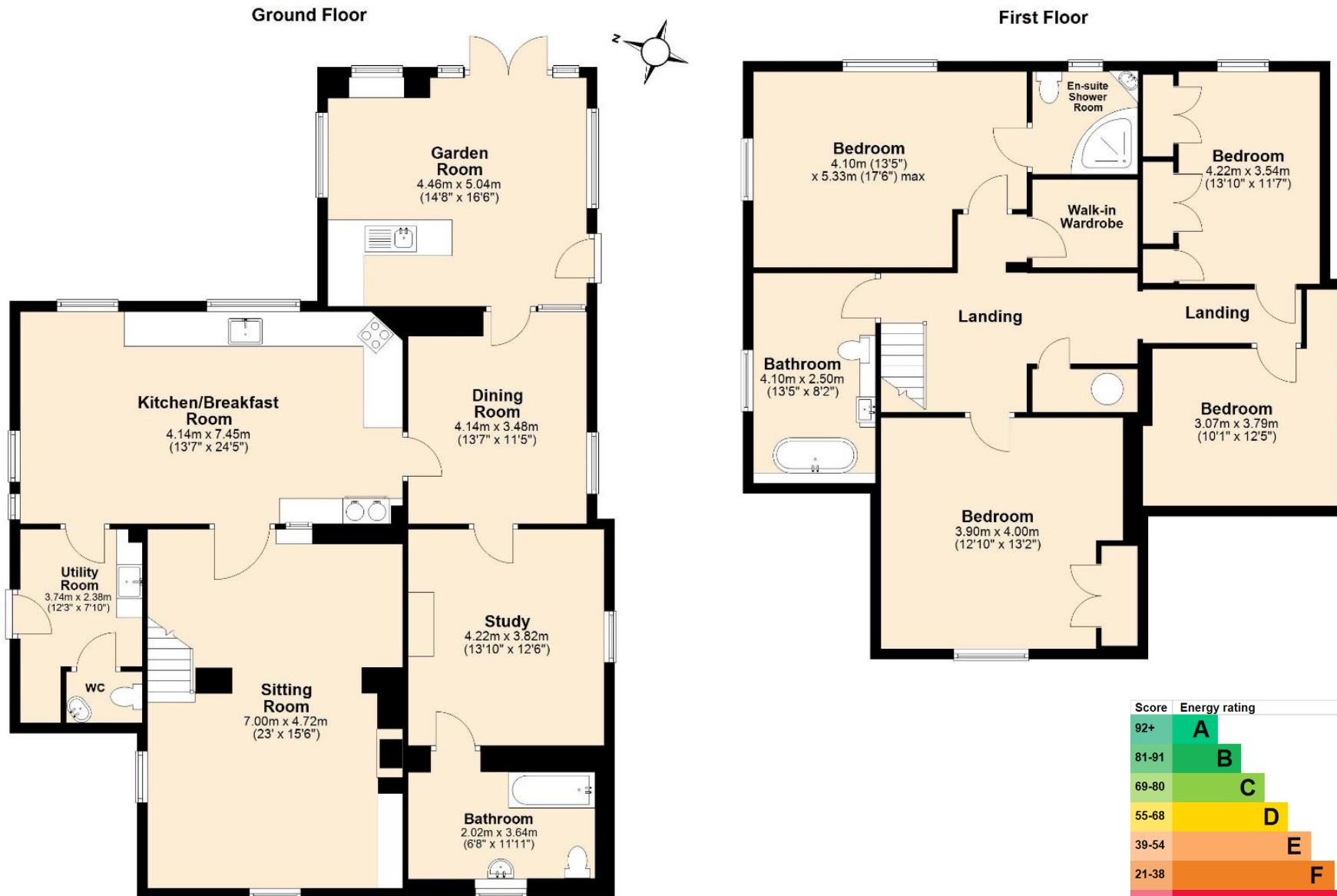
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Guide Price £1,200,000 Freehold

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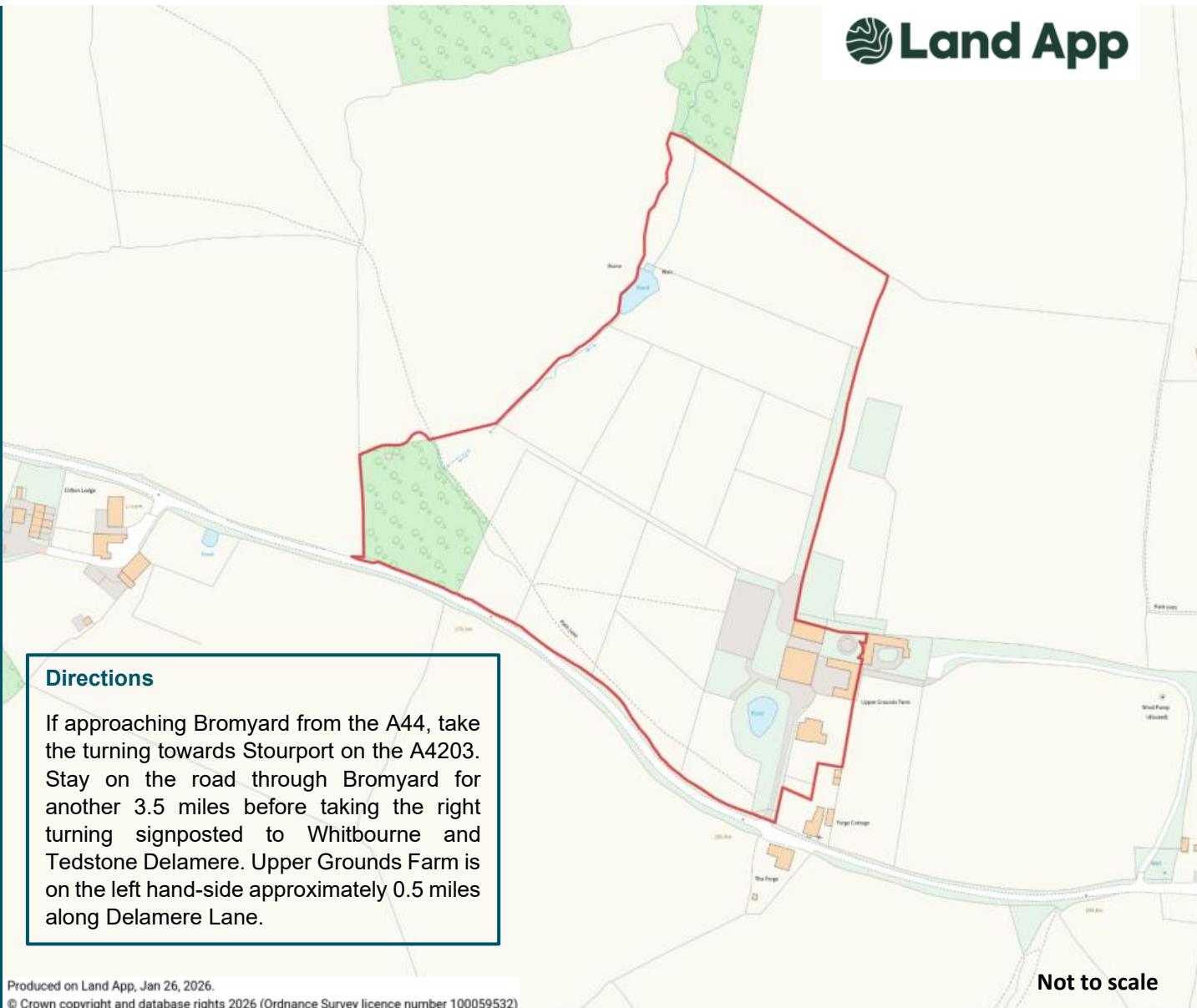
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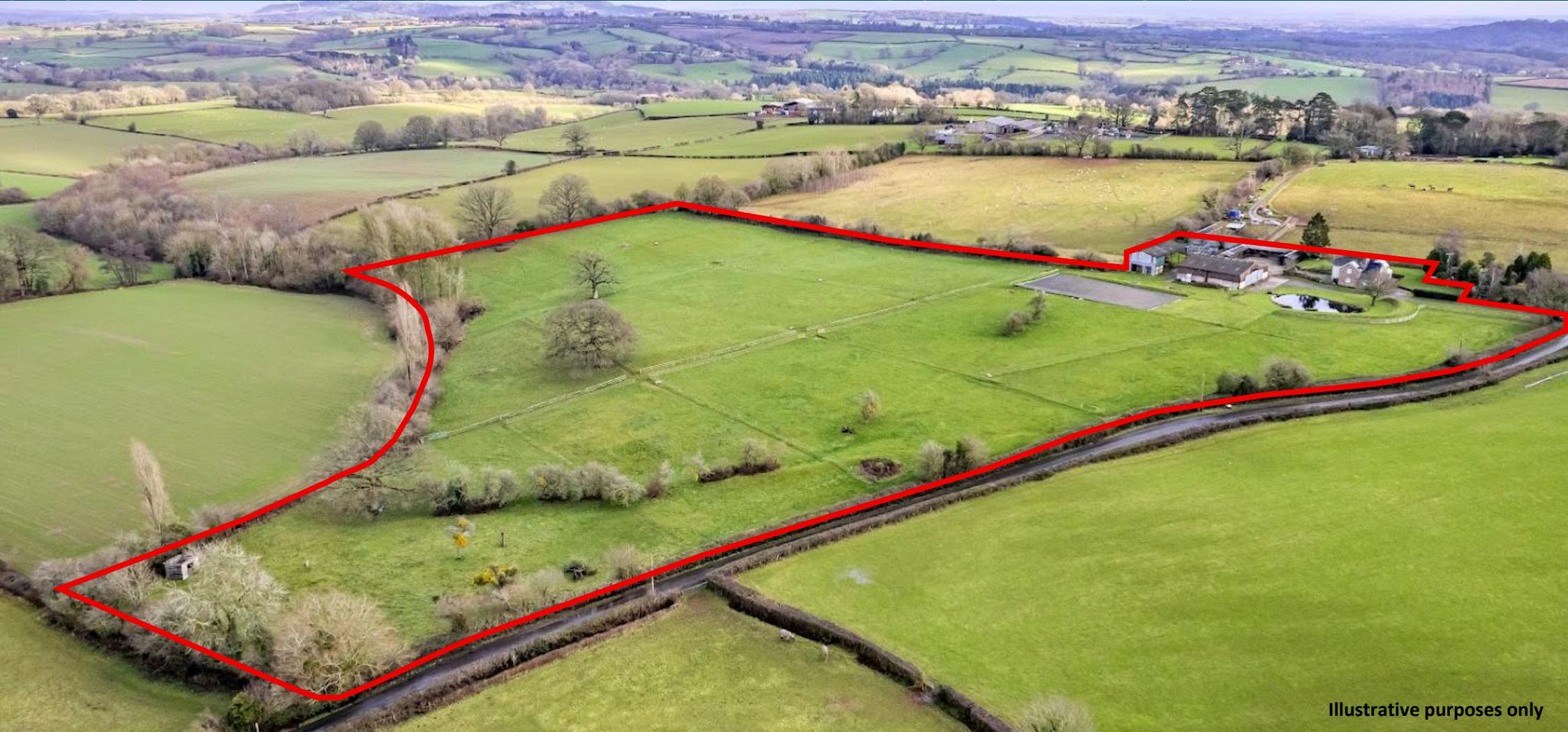
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Illustrative purposes only

**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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