



# THE GRANARY

TURNASTONE + HEREFORDSHIRE



# THE GRANARY

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*An exciting opportunity to convert an  
attractive traditional barn into  
a fine dwelling*

## Ground Floor

Open plan Kitchen/Living Room + Utility Room  
Study/Spare Bedroom

## First Floor

Master Bedroom with Dressing Room and Bathroom  
Three further Bedrooms with one ensuite and a family  
bathroom

Extensive Grounds with the River Dore along the  
northern boundary + Pigsty

Hereford 11 miles + Hay on Wye 11 miles  
Leominster 22 miles  
(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon  
as statements of fact. Your attention is drawn to the Important Notice  
on the last page of the text.*



## SITUATION

A story goes that two sisters were each determined to build a church. One of the sisters said "I vow my church shall be on this side of the river", whilst the other replied "I'll build mine on the other side before you can turn a stone". Thus the neighbouring villages of Vowchurch and Turnastone were created. Turnastone is one of the smallest parishes in Herefordshire and is at the top of the Golden Valley through which flows the River Dore. Its backdrop is the Black Mountains. There are excellent schools at Peterchurch and Madley, let alone in Hereford which also has excellent shopping facilities, a magnificent Cathedral and a railway station.

## PLANNING HISTORY

The original planning consent granted in December 2011 involved the conversion of The Granary which at the time was to be converted to holiday accommodation. That consent was commenced in 2013. In September 2022, the original consent was lifted to enable The Granary to be a dwelling and to have unencumbered use as a dwelling.

<https://myaccount.herefordshire.gov.uk/documents?id=213079ad-2b70-11ed-905c-005056ab3a27>

Variations on the floor plan layout are also possible in addition to the one illustrated such as

<https://myaccount.herefordshire.gov.uk/documents?id=44204f90-428e-11ea-a15c-0050569f00ad>

or

<https://myaccount.herefordshire.gov.uk/documents?id=64ee28c5-9e32-11e9-8be4-0050569f00ad>

## FOR SALE

The Granary is in the heart of Turnastone village. A good deal of work has already been carried out. It was reroofed in 2019 and the timbers treated. The walls at the western end were underpinned and tied where required. A good deal of the preparatory work usually needed to start any conversion is already done.

The internal layout can also easily be rearranged to suit individual requirements, some examples of which are illustrated in the planning references.

Presently the layout on the ground floor allows for a large open plan Kitchen and Living Room using the complete length of the building which will also be glazed at this level. Other rooms on the ground floor could be altered but presently they provide for a study or an extra bedroom and a utility room. On the first floor, four bedrooms are set out to provide a master bedroom with its own dressing room and bathroom. One other bedroom has its own bathroom, and the family bathroom caters for the other two bedrooms.

## THE GROUNDS

The grounds of The Granary allow substantial scope to create and design a garden from scratch especially with its backdrop of the river running along the northern boundary which could also be incorporated in making an additional feature to the garden. The old piggery also has scope for a variety of uses. The purchaser will be responsible for the maintenance of the western boundary in a stockproof condition.

## SERVICES

Mains water is in the road. There is a single phase 15kva electric connection with capacity to upgrade for example for heat pump / EV charger.

There is a consent to discharge from a treatment plant. The plant which is a WPL Diamond DMS3 5-11 person tank comprising a tank and air compressor is in store and is available for sale.

## DIRECTIONS (HR2 ORA)

**What3words** undertone.unguarded.cabin

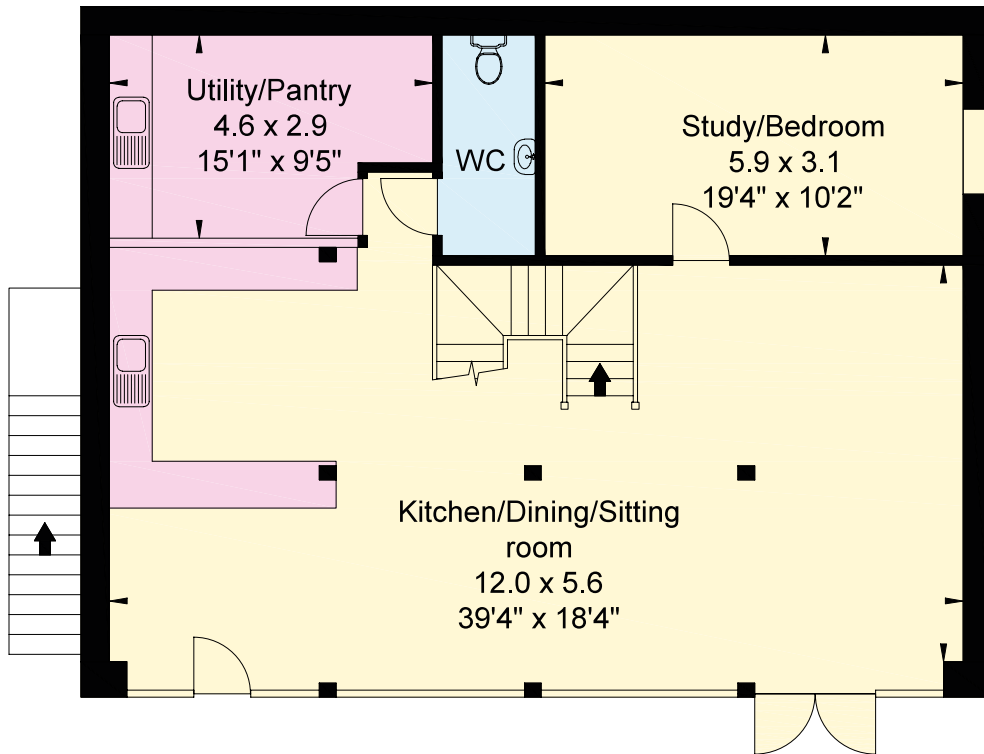
Take the A435 Abergavenny Road out of Hereford, turning right onto the B4348 to Clehonger and then left towards Kingstone. Remain on the B4348 towards Peterchurch, but before then turn left to Turnastone and The Granary is on the right-hand side.



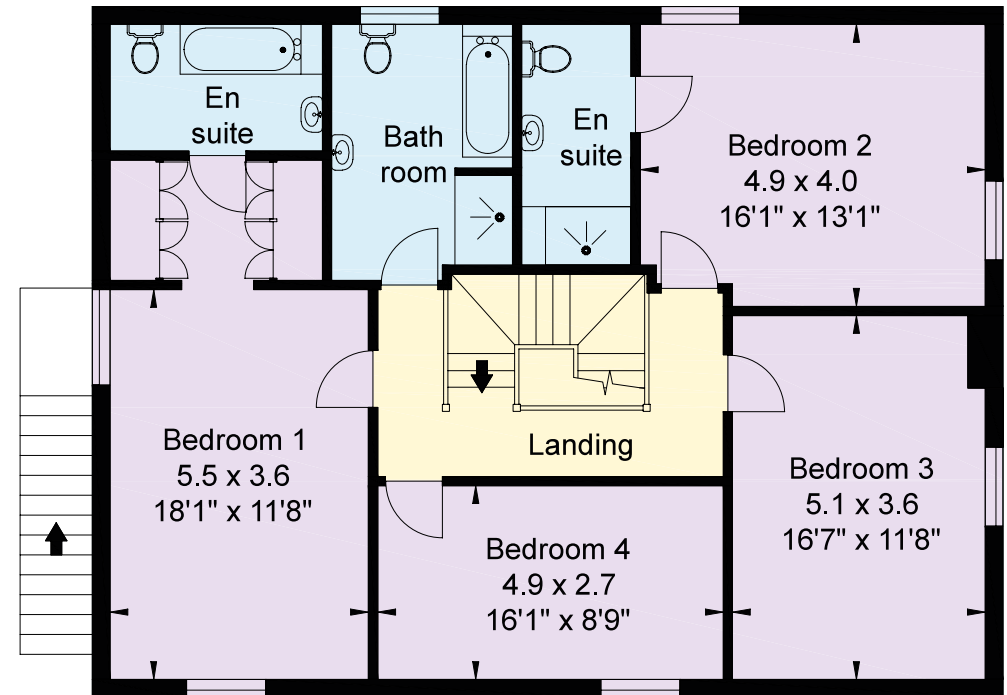
**Approximate Gross Internal Floor Area  
224 sq m (2,411 sq ft)**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



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