

Berry House, Barnfield Farm, Puddleston, Leominster, HR6 0RB
£1,900 per calendar month + fees

A stunning contemporary three/four bedroom Eco home in a peaceful rural setting offering spacious, high quality accommodation with ground source heat pump and Solar PV panels. Available immediately.



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Berry House is situated in a rural position on the edge of the pretty village of Pudleston. The market town of Leominster is 6 miles to the east and the Cathedral City of Hereford is 15 miles to the south.

Berry House is a semi detached Eco home with an energy rating of A. Completed in 2023 to the highest standards. With a ground source heat pump providing under-floor heating and PV panels on a feed in tariff. The property has Starlink and Gigaclear broadband. There is also an EV charging point.

With high quality flooring, Kitchen and Bathroom fittings throughout it is a stylish and luxurious home.

Rental: £1,900 per month

Deposit: £1900 deposit is payable to the Landlord. The Landlord is a member of My Deposits, Premiere House, 1st Floor, Elstree Way, Borehamwood. WD6 1JH. Tel: 0333 321 9401

Furnishings: This property is to be let Unfurnished

Responsibilities: The Landlord will be responsible for the repairs, external decoration and insurance of the buildings. The tenant will be responsible for the insurance of the contents, payment of the council tax, electricity, water, drainage and keeping the decoration of the interior of the building in good order.

Holding Deposit: Should you wish to apply to rent a property available through McCartneys LLP before your application can be processed you will need to pay us a Holding Deposit equivalent to one weeks rent for the property you are interested in.

The property comprises the following accommodation (measurements are provided for identification only):

Approached over a private lane, Berry House sits in a lovely position enjoying wonderful views over the surrounding farmland.

A paved courtyard to the front and entrance door opens to the main Reception Hall.

A spacious Reception Hall, a light and airy space with stairs rising to the first floor.

To the rear of the property is the stunning open plan Living/Dining/Kitchen. This has full height windows and double doors opening to the rear decking area, making the most of the views beyond. The Kitchen is appointed to a high standard with integrated double oven, induction hob with extractor over, integrated dishwasher and integrated full height fridge and freezer. In the Living area is the Stovax wood burning stove.

The Utility Room is appointed with a range of units, a sink unit and a washing machine.

There are Three Double Bedrooms, the main Bedroom has a Dressing Area with built in wardrobes and a En Suite Bathroom. Bedroom Two has an En Suite Shower Room. Bedroom Three has an excellent range of built in wardrobes. There is a separate Shower Room.

First Floor - On the first floor is a large Reception Room enjoying views to the rear. This could also be used as Bedroom if desired. Off here is a spacious Attic Room ideal as Home Office. Double doors open from the Reception Room to a wonderful covered Terrace.

Outside - To the side of the property is parking area with EV charging point. A gate opens to the rear garden which enjoys lovely far reaching views.

Services: Mains water is connected to the property. Private drainage - there is an annual charge of £190 per annum for servicing and maintenance of the drainage system.

Heating: Ground source heat pump providing under-floor heating.

Council Tax: Band F

Directions: From Leominster take the A44 to Worcester and Bromyard. Three miles on, just before a sharp bend, take the left turning signed Hatfield & Pudleston and continue for 2.5 miles to the village of Pudleston. Come to a T junction, turn left past the Church. After 50 yards take the first sign on the right signed Rosedale. Go uphill for 250 yards, take the first on the right signposted Barnfield. This is a long drive, and the Barnfield Farm Complex is located at the end.

Viewing: By appointment through letting agents - McCartneys LLP: 01584 872153

Referral Fees: McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Opening Hours: Mon-Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

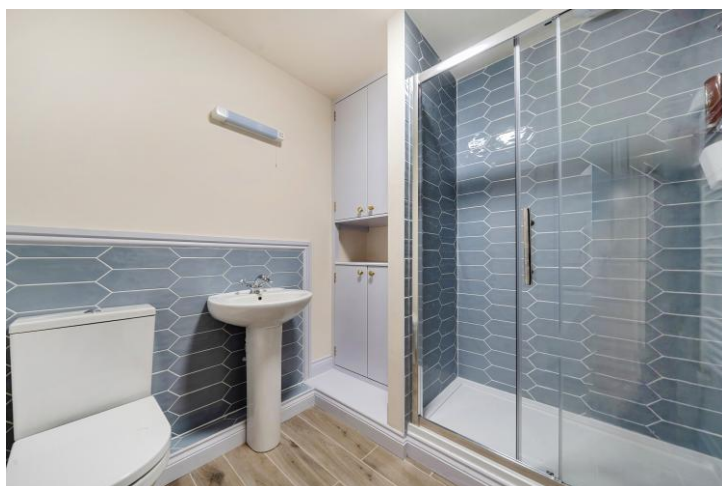
Details Last Updated: Tuesday, 01 September 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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Score	Energy rating	Current	Potential
92+	A	98 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First floor Reception/Bedroom



Attic space/home office

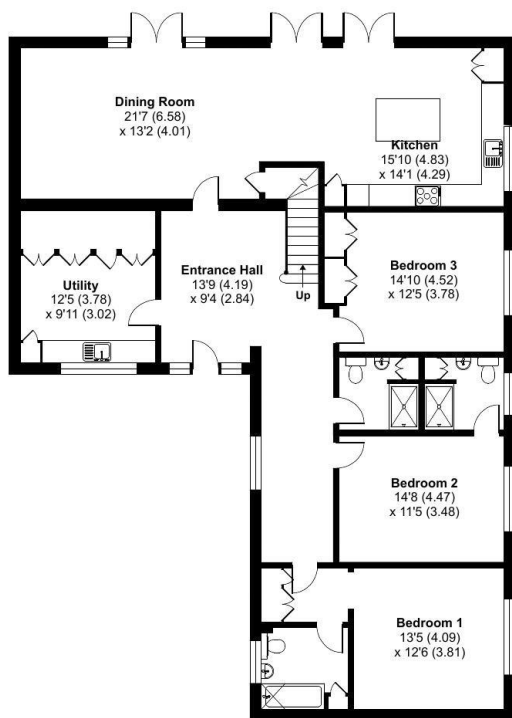




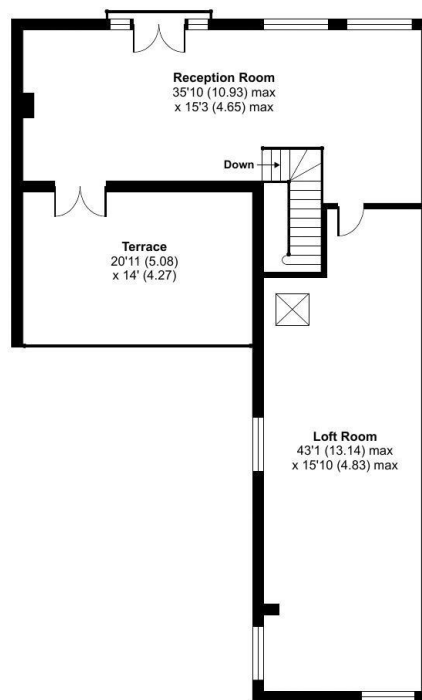
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Approximate Area = 3033 sq ft / 281.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for McCartneys. REF: 1513306