



Farm House Farm Abbey Dore, Herefordshire

Farm House Farm

Abbey Dore, Hereford HR2 0AL

A small country estate with an attractive main house, a six bedroom barn conversion, outbuildings and about 28 acres

Peterchurch 4 miles, Hereford 12.7 miles, Hay-on-Wye 13.9 miles, Monmouth 22 miles, Ludlow 37.3 miles, Cheltenham 44.3 miles

Main House: Drawing room | Dining room
Kitchen breakfast room | Utility room
Cloakroom | Master bedroom with dressing room and en-suite bathroom
5 Further bedrooms | 2 Bathrooms

Farm House Barn: Kitchen/Dining room | Snug
Sitting room | Garden room | Utility room
6 Bedrooms | 4 Bathrooms

The Granary: Sitting room | Kitchen
Bedroom | Bathroom

Wain Barn: Green House | Barn | Workshop with mezzanine | Five bay garage

Land: About 28 acres in total (including 17 acres of grazing, 9.5 acres of woodland)

Situation

Boasting a commanding and elevated position in west Herefordshire, Farm House Farm enjoys view over the Golden Valley and glorious countryside and is set in a stunning and rural location and yet is extremely accessible. Abbey Dore is located on the River Dore close to the Brecon Beacons National Park and the Black Mountains.

The village is home to Abbey Dore Court Gardens along with a popular farm shop. The nearby village of Peterchurch has a number of local amenities, whilst the cathedral city of Hereford is within easy reach and has a bustling high street along with excellent recreational facilities.

Further afield is the large spa town of Cheltenham on the edge of the Cotswolds.

A range of public and private schools are found in Monmouth, Hereford, Malvern, Cheltenham and Worcester.

The property is well placed for access to the surrounding commercial centres. Railway stations are located in Hereford and Abergavenny. Bristol, Birmingham and Cardiff international airports offer regular national and international flights. The national motorway network is within easy reach via the M50 and M5 respectively.

Farm House Farm

Farm House Farm has been lovingly and carefully refurbished and extended by the current owners. The property which is Grade II is originally of stone construction with a subsequent timber extension. The property boasts bright and spacious accommodation with wonderful attention to detail and Oak joinery.

The bespoke kitchen has a good range of wall and base units along with a beautiful dresser and ample dining space. The Aga provides a traditional homely feel whilst four large windows ensure an abundance of natural light and space. The formal dining room is accessed through impressive double doors from the main entrance hall and boasts oak flooring and dual aspect windows overlooking the attractive gardens.









The elegant drawing room has a large feature fireplace housing a log burning stove, exposed beams and further oak flooring.

The master bedroom has a large dressing area with built in wardrobes and en-suite bathroom. There are five further bedrooms and two further bathrooms.

Farm House Barn

The stone built barn has been converted and completely transformed by the current owners into an attractive and spacious property. Currently rented out as a holiday home generating an impressive yearly income however it could suit a variety of other purposes subject to consents. The conversion seamlessly combines the character and charm of exposed oak beams, trusses and wall timbers whilst contemporary fittings add everyday comfort. There is extensive use of glass and were possible vaulted ceilings creating an impressive, light and airy feel throughout.

The main door opens directly into the spacious kitchen/dining room which has a double height ceiling along with dual aspect windows. The kitchen/dining room has granite work tops and a large island unit / breakfast area leaving ample space to ensure all day entertaining.

Completing the ground floor accommodation is a further cosy snug/family room located just off the kitchen with a log burner, and a further sitting room along with a games room/garden room. The barn offers extensive and extremely flexible accommodation.

There are six bedrooms located over the three floors all with character and four bathrooms in total. The bathrooms all benefit from under floor heating which is also on the ground floor.

The Granary

The brick built granary is a detached self-contained one bedroom house. On the ground floor is a kitchen with breakfast bar and a separate reception room. There is a first floor bedroom and adjacent shower room.

Gardens, land and outbuildings

Located down a private road Farm House Farm sits in an elevated position enjoying fabulous far-reaching views. There is ample parking to the main house and additional outbuildings.

The Wain Barn comprises a large barn along with a workshop and five bay car port. There is also a modern greenhouse located at one end nearest the house.

The current owners have been instrumental in the revival of the fortunes of the picturesque garden. The garden wraps around the house and provides a vibrant mix of colourful borders and areas of lawn. There is a range of independent outside dining areas offering superb views of the Golden Valley.

The owners have created an extensive orchard and a productive vegetable garden.

There are three paddocks and in total the grazing land is approximately 17 acres with a further 9.5 acres of broad leaf woodland.

General

Services: Mains water and electricity. Private drainage via a Klargester bio-disc. Oil fired heating.

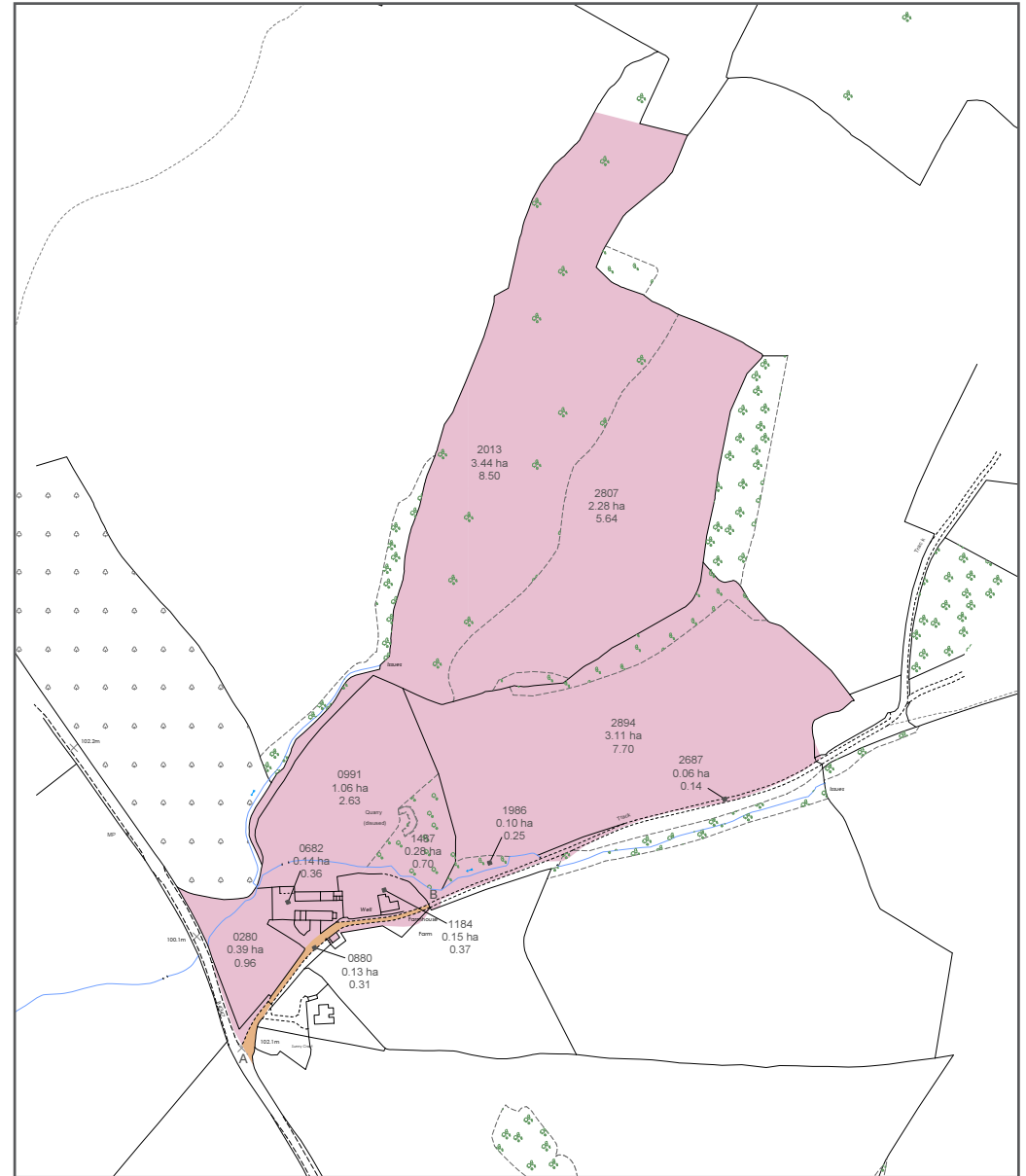
Council tax: House band F, Herefordshire Council. Telephone: 01432 260360

Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Agents Notes: The drive way from point A-B on the map is under the title ownership of Farm House Farm with a right of way granted to the neighbouring properties, details available on request.





Farm House Farm



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Floorplans
Main House internal area 3,332 sq ft (309 sq m)
Carpport internal area 647 sq ft (60 sq m)
The Barn internal area 3,122 sq ft (290 sq m)
Back Barn internal area 2,049 sq ft (190 sq m)
Granary internal area 491 sq ft (46 sq m)
Workshop internal area 319 sq ft (30 sq m)
 For identification purposes only.

Directions

From Hereford head south on the A49 turning onto the A465 proceed through Belmont before bearing right onto the B4349. After approximately 2.5 miles turn right on to the B4348 continue for approximate 3 miles before turning left on to the B4347, Farm House Farm is located on the left hand side after approximately 2 miles indicated by the name plaque.

Ludlow

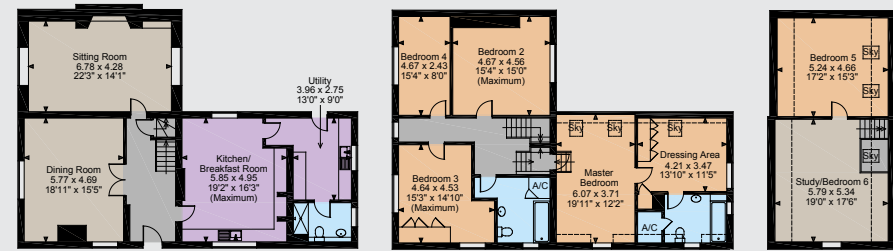
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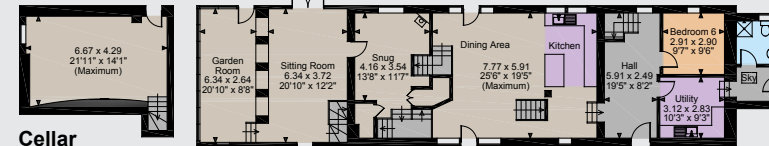
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Farm House Farm Ground Floor

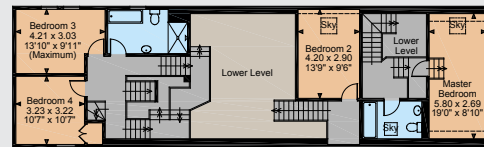
Farm House Farm First Floor

Farm House Farm Second Floor



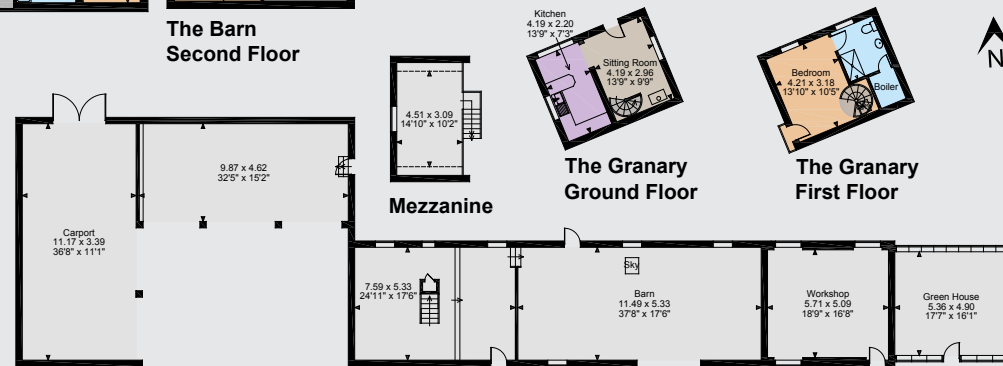
Cellar

The Barn Ground Floor



The Barn First Floor

The Barn Second Floor



Back Barn

Mezzanine

The Granary Ground Floor

The Granary First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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