



HIGFORD

YATTON | ROSS-ON-WYE | HEREFORDSHIRE







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HIGFORD IS A SUBSTANTIAL, TRADITIONALLY BUILT FIVE BEDROOM DETACHED HOME SITUATED IN YATTON WITHIN THE HEART OF THE CHARMING SOUTH-EAST HEREFORDSHIRE COUNTRYSIDE. THIS DIVERSE PACKAGE IS SAT WITHIN A CENTRAL COURTYARD WHICH BENEFITS FROM PLENTIFUL OFF ROAD PARKING FOR MULTIPLE VEHICLES AND TWO ANNEXES ANCILLARY TO THE MAIN HOUSE WHICH CURRENTLY PROVIDE A RENTAL INCOME IN ADDITION TO THE WELL ESTABLISHED CATTERY BUSINESS 'COUNTRY CATS' WHICH FIRST OPENED ITS DOORS IN 1993.

FOR SALE AS A WHOLE

- Excellent position accessed directly from the A449 which offers easy access to the M50 and M5 motorway •
- Two annexes ancillary to the main house which currently provide a rental income •
- Additional well equipped 17'0 x 12'6 granny annexe studio within the main house which could accommodate multi-generational living •
- Well regarded cattery business offering easy access for customers •
 - Sat within a large central courtyard •
 - Offered for sale by private treaty •

DISTANCES FROM HIGHFORD HOUSE

Much Marcle 2.6 miles • Ross-on-wye 5.6 miles • Ledbury 7.4 miles
 Hereford 14.0 miles • Great Malvern 15.6 miles • Monmouth 15.7 miles
 Forest of Dean 16.4 miles • Newport 39.9 miles
 Cardiff 51.1 miles • Bristol 52.1 miles

Ledbury Train Station 7.8 miles • Hereford Train Station 14.0 miles
 Cardiff Airport 65.5 miles • Bristol Airport 65.5 miles
 Birmingham Airport 69.8 miles
 (all distances are approximate)

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

LOCATION & SITUATION

Originally believed to be a cider farm in the 19th Century, Higford has since been a school as well as a successful tea room and is accessed directly from the A449 which provides easy access to Much Marcle which is just a stones throw away as well as nearby Ledbury and Ross-On-Wye. The M50 motorway and M4/M5 are also within close reach providing access north and south as well as to Cardiff and beyond.

The market towns of Ledbury and Ross-on-Wye provide a good range of amenities for day-to-day requirements. The village of Much Marcle has a village hall, three public houses, a church and an ofsted outstanding rated primary school. Much Marcle also boasts picturesque Hellens Country House and Gardens as well as the ever popular Westons Cider which has a well regarded restaurant and bar 'The Scrumpy House'.

Secondary education is available in Ledbury, Ross-On-Wye and Monmouth. There are also several independent schools within reach which include Haberdashers Monmouth School, Hereford Cathedral, Malvern College and both The Elms and The Downs in Colwall.

The cathedral city of Hereford is just 14 miles to the north and boasts an excellent range of state and private primary and secondary schools and colleges including the renowned Hereford Cathedral School, Bishop of Hereford's Bluecoat School, The Steiner Academy Hereford and The Herefordshire and Ludlow College.

Hereford has a range of traditional shops and businesses and also benefits from the recently developed Old Market offering an extensive range of well-known shops, bars and restaurants and cinemas. For sport lovers Hereford is home to Hereford Rugby Club, Hereford Rowing Club, Hereford Racecourse and Hereford FC Football Club (previously Hereford United) who play at Edgar Street.

An abundance of tourism and recreational activities exist within Hereford and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.







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Higford offers a vast range of accommodation throughout, the open plan kitchen/breakfast room is accessed via the courtyard area and provides a great space for casual entertainment and has plentiful fitted storage and an oil fired Aga. There is a useful utility room and pantry which is a great addition to the kitchen. Further space for dining and entertaining can be found in both the dining room as well as the breakfast room which overlooks a small terrace area and the side gardens.

In addition, there are three further sash fronted reception rooms which include two sitting rooms as well as an elevated piano room on the upper ground level, all of which provide fantastic light and airy spaces for relaxing.

Within Higford, there is a well equipped 17'0 x 12'6 granny annexe studio which has an open plan kitchenette/living room and bathroom, this could equally support any prospective purchasers who are looking to explore multi-generational living as it offers a private, single storey living space within the property itself.

A staircase from the upper ground level leads down to a large 31'2 x 17'0 workshop which can also be accessed via double doors from the front driveway. In addition, there is a 29'10 x 24'10 cellar which has two further storage rooms and can be accessed from outside as well as a staircase leading from the hallway inside of the property.

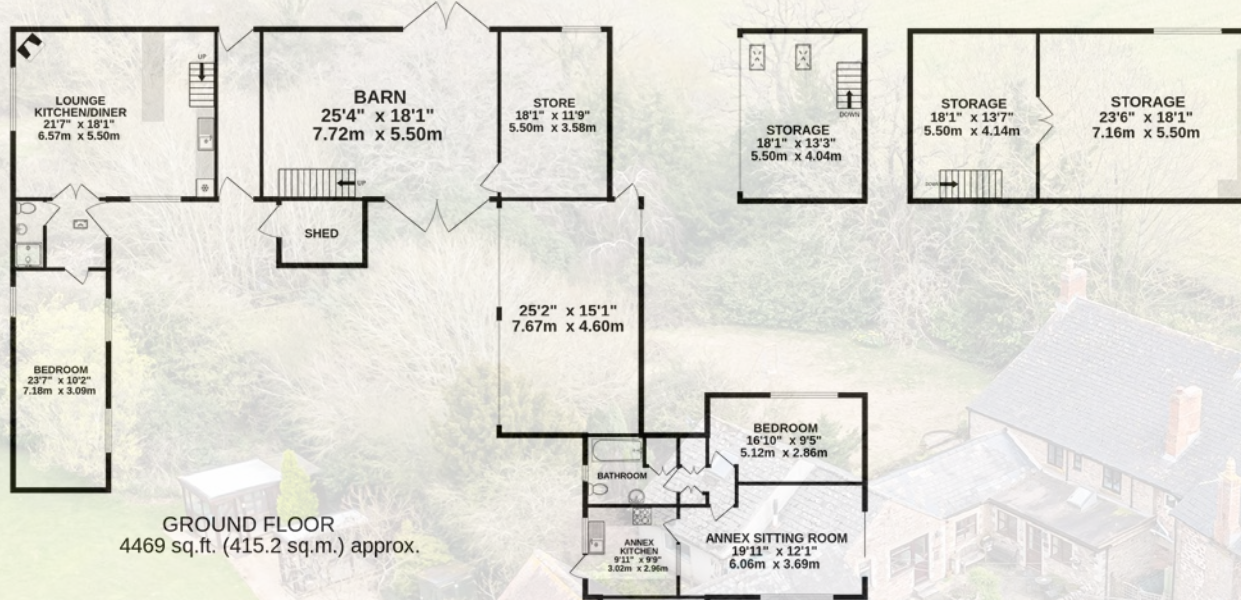
The first floor offers an excellent 1983sq/ft of accommodation with four well proportioned double bedrooms, a family bathroom and separate shower room. Bedroom one measures 15'9 x 9'11 and benefits from an additional dressing room and has elevated views of surrounding countryside, as do bedroom two and three which both also enjoy elevated south easterly facing views.

Bedroom four measures 10'0 x 9'11 and benefits from fitted storage, it could also be a further office/study space in addition to the office on the ground level.

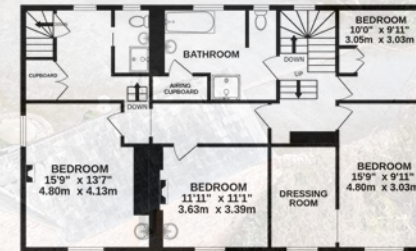


FLOORPLAN

1ST FLOOR



1ST FLOOR

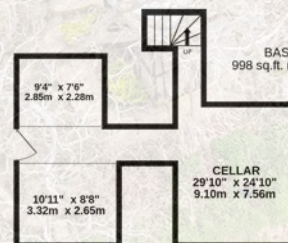
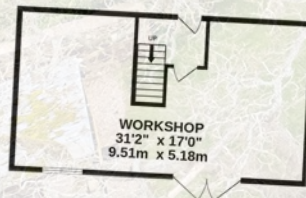


HIGFORD HOUSE, YATTON, HR9 7RF

TOTAL FLOOR AREA : 7450 sq.ft. (692.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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HIGFORD ANNEXE



THE COTTAGE AND THE HIGFORD ANNEXE

There are two separate annexes in addition to the main house; 'The Cottage' and 'The Higford Annexe' which both sit within a large central courtyard.

The Cottage is a barn conversion which is let to a private tenant providing a self contained living space with an open plan kitchen/sitting room with stairs to a mezzanine with shower room. There is a large 23'7 x 10'2 bedroom and additional bathroom. The Higford Annexe is also a one bedroom self contained unit connected directly to the main house which has a separate kitchen and sitting room which is currently let to a private tenant also.

ADDITIONAL BUILDINGS

Within the courtyard there is a traditional built outbuilding with timber cladding which provides fantastic space for a workshop and general storage, there is scope for this adjoining building to be incorporated into the existing annexe or even alternatively another self contained unit or holiday let (STPP).

There is another open fronted timber framed building which provides covered entertaining space for guests, offering a fantastic space for outdoor dining.

Beneath the main house and self contained annexe is an additional workshop which provides a useful storage space which could equally be incorporated into the self contained annexe above, (STPP).

THE CATTERY AND GARDENS

Country Cats first opened its doors in 1993 and consists of 22 pens of timber frame construction sat over a concrete base within the formal gardens of Higford. There are fourteen in a run and four pairs, plus isolation pens all around a central lawned area of formal gardens.

The business has grown into a well regarded cattery providing excellent facilities and is very much accessible for customers travelling to nearby airports via the M4/M5, there is fantastic scope for any prospective purchasers to continue operating and growing the business if they wish.

In addition to both the formal gardens and side gardens there is a paddock which extends to 1.11 acres.



THE COTTAGE





KEY INFORMATION

Services: Mains water, mains electricity, oil fired central heating and private drainage by way of a septic tank.

Interested parties should satisfy themselves upon the availability and connection of all/further services and utilities and rely upon their own enquiries.

Council Tax Band: G

Sale Method: Private Treaty

Local Authority: Herefordshire Council Telephone: 01432 260000

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements, public and private rights of way, and any other such rights, whether these are specifically referred to in these particulars or not.


Fixtures & Fittings – Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Viewings: Strictly by appointment with the selling agents.

Directions: The property is directly accessed via the A449 between Ross-on-Wye & Ledbury, from Ledbury the property is on the right of the A449, Higford is circa 2 miles past the Walwyn Arms Pub which you will see on your left.

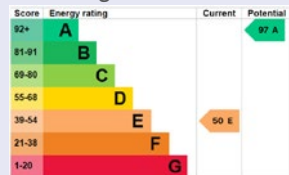
From Ross-on-Wye the property is circa 4 miles from the roundabout where the A449 can be accessed from the roundabout which connects to the A40/M50.

Postcode: HR9 7RF

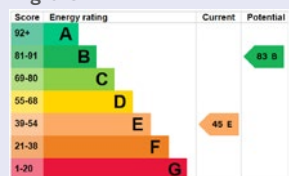
 **What 3 Words:** chuckle.superbly.lunging

ENERGY PERFORMANCE CERTIFICATES

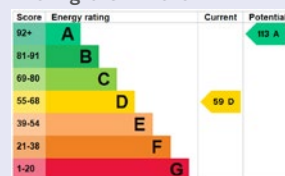
The Cottage



Higford



The Higford Annexe



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