



The Nelves  
Munsley | Ledbury | Herefordshire | HR8 2SH

FINE & COUNTRY



# THE NELMES

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The Nelves is a beautifully presented family home, which is in the hamlet of Munsley, nestled in the heart of the Herefordshire countryside. The property has a very old and interesting history dating back to Elizabethan times. Additions were made in Georgian times and in 1861 a series of interconnected barns which are based on the model farm plans from the Great Exhibition with the idea that the farm buildings could be designed to be attractive as well as utilitarian. The Nelves has a wealth of accommodation including several reception rooms, a games room and six bedrooms in the main house. The barns are mainly empty and could be considered for conversion into further dwelling areas. The stunning house is surrounded by open gardens of approximately five acres with two ponds, a wildflower meadow and a kitchen garden and a range of fruit trees.





## Ground Floor

The property is approached through the front door and into a travertine tiled entrance hallway which includes a guest WC and stairs to the upper floors.

An attractive study, with double aspect window seats with lovely views of the gardens, has a range of built-in cupboards and bookshelves and a feature fireplace with a wooden fire surround and an open fire. The formal dining room has double aspect windows overlooking the gardens, engineered oak flooring, Portland Stone bespoke fire surround with an open fire and an under stairs cupboard. The sitting room is a large, light and airy room with double aspect windows, an open fire with a wooden fire surround, and a door leading out to the gardens.

The hub of any family home is the kitchen - and no expense was spared when the current owners created the kitchen at The Nelves. A bespoke, handmade, wooden kitchen by Bentons of Bridgewater offers a range of cupboards, attractive baskets giving further storage, and a large island complete with granite worktops complements the area perfectly. An electric aga is the main feature complemented with a multi-fuel Aga Companion offers both gas and electric cooking. Built-in appliances include a dishwasher, full length fridge and a freezer. There is also a larder cupboard with power sockets and a small breakfast bar at the end of the island. A spacious conservatory is found off the kitchen which offers amazing views of the gardens and open countryside and has stone flooring and a radiator. A door leads from the conservatory to the utility room which has space for a washing machine and tumble dryer and an area for coats and boots. There are handy storage cupboards and granite worktops in the utility room and a door leading to the family room and a door leading out to the gardens.

The generous family room has a vaulted ceiling and engineered oak flooring and a large fireplace with a newly fitted log burning stove. There is an office, and a further WC found in this area of the property as well as an extensive games room/ gym which has a vaulted ceiling. High ceilings and beams are found throughout the property.

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# Seller Insight

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*Having already lived for a few years in Ledbury, a lovely market town, we decided to look for somewhere nearby seeking a more tranquil location. From the moment we first saw The Nelmes we decided this was the ideal place to make our home with our young family, and various pets.*

*The property has a very old and interesting history dating back to Elizabethan times and probably earlier. Additions made in 1861 are based on the model farm plans from the Great Exhibition with the idea that farm buildings could be designed to be attractive as well as utilitarian. Most of these barns are empty and could be considered for conversion into further dwelling areas.*

*Whilst living here we have continuously upgraded and modernised, incorporating more living space from various outbuildings, connecting everything in a sympathetic manner.*

*The games room we created from the old milking shed has provided hours of entertainment for all the family, and visiting friends, with table tennis, table football, pool table and a gym.*

*Leading from the kitchen we have added a garden room which we use throughout the year for meals or just to sit and read. Here there are views directly into the gardens with the Malvern Hills beyond. At night we can create a lovely atmosphere by lighting up some of the flower beds and trees.*

*Christmas is always a magical time here, with all the fires lit. The dining room is especially lovely then as well as throughout the year. Here we've enjoyed many happy times with family and friends.*

*Our home is surrounded by open gardens with fields beyond. In one area we're creating a flower meadow with a path meandering through. It's always a joy in spring and summer to walk through observing daily changes. We've derived great pleasure in developing our productive vegetable garden, with raised beds. A few years ago we installed a Hartley greenhouse.*

*There is abundant wildlife enhanced by two large ponds, one we've stocked with carp. It's a delight, especially in summer, to sit on the terrace and watch the many varieties of birds, insects and if we're lucky, hares and deer, even nightjars.*

*The gardens have been ideal for us to host various celebrations and charity events, There are several areas we've created for sitting and relaxing or eating with the option to play croquet on the front lawn, We've recently adapted an original open barn into a "party barn" having had a table and benches made to commission from a redwood tree that was blown down in Bodnant gardens during storm Arwen. Here we entertain under shelter and even watch films outdoors.*

*Our home's located in the parish of Munsley where we are very fortunate to have a real sense of community with lovely neighbours. There is an excellent village pub nearby, an active church, and close by a beautiful little cricket ground where we've occasionally played for the local team. We can be in Ledbury in ten minutes, a busy market town with a proper high street of mainly individual shops and excellent cafes. We've found Ledbury's location is handily placed for easy transport links, the train station has direct lines to London, Birmingham, also Malvern, Worcester and Hereford for school transport. Birmingham is an hour by train. Malvern, Hereford, Worcester and Cheltenham are withing easy driving distance where there are excellent schools, theatres and restaurants.*

*The countryside around us is very beautiful, we're spoiled by the number of excellent walks in the area, the Malvern hills being a short drive, or the Brecon Beacons in Wales not so far for more challenging walking.*

*Having been here for almost twenty years, we have felt privileged to live in such a magical spot and to have raised our family in such a lovely environment.”\**

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



### First Floor and Second Floor

The Nelves has a wealth of bedroom accommodation including a delightful principal bedroom which has a dressing room and a range of built-in cupboards, triple aspect windows with stunning views of the gardens and beyond. The principal bedroom has an ensuite bathroom with attractive tiling, a glass sink with storage, heated towel rail, and bath with a shower over.

There are three further bedrooms which all have views of the gardens on this floor and two with either built-in wardrobes or storage cupboards. There is a family bathroom with a bath with a shower over, WC and sink with storage. A useful airing cupboard is found on the landing with a further set of stairs leading to the second floor where two further bedrooms and a study are found as well as a bathroom.





















## Outside

The Nelves is approached via a long driveway and into a large courtyard and parking area which can accommodate several vehicles. There are a range of barns which are mostly empty and used for storage, including a grade II listed two-storey, detached, timber framed barn, which with the correct planning could be converted into office space or ancillary accommodation.

Approximately five acres of grounds and open gardens surround this beautiful family home and include two ponds, one which is stocked with carp - the ponds attract a variety of wildlife, including many different types of birds, insects and on some occasions hare and deer in the summer months. There are several areas which have been created for sitting and relaxing including a croquet lawn to the front of the house.

There is an original open barn which has been turned into a party barn which is the ideal spot for entertaining. The current owners have created a haven for keen gardeners with a productive vegetable garden, raised beds and a Hartley greenhouse. The backdrop of the gardens are stunning with views across the open countryside of Herefordshire and the Malvern Hills.















# LOCATION

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Munsley is a picturesque rural hamlet near Ledbury, Herefordshire, known for its beautiful countryside and peaceful surroundings. Nestled amidst rolling farmland and orchards, it offers a true escape to nature while remaining within easy reach of Ledbury's historic market town, just a few miles away. The area is perfect for those who enjoy outdoor pursuits, with scenic walking trails and cycling routes nearby. Despite its tranquil setting, nearby Ledbury benefits from good transport links and this idyllic location is ideal for those seeking a quiet countryside lifestyle with convenient access to amenities.

Ledbury is a historic market town nestled in the picturesque Herefordshire countryside in England. Situated between the Malvern Hills and the Forest of Dean, Ledbury boasts a scenic setting with rolling hills, lush greenery, and charming rural landscapes. The town centre is characterised by its distinctive black-and-white timber-framed buildings, many of which date back to the 16th century, lending Ledbury its quintessential English charm. The High Street is lined with a variety of independent shops, boutiques, cafes, and traditional pubs, creating a vibrant and bustling atmosphere.

Nature enthusiasts will appreciate the town's proximity to outdoor recreational opportunities, including scenic walking trails in the Malvern Hills Area of Outstanding Natural Beauty and the nearby Wye Valley. Ledbury is also within easy reach of historic landmarks such as Eastnor Castle and Hellens Manor, as well as cultural attractions like The Master's House, a restored medieval building that now serves as a library and community space.

Ledbury benefits from good transport links, providing convenient access to nearby towns and cities, as well as major transportation routes. Hereford is within easy reach, only 11 miles away, while Ross-on-Wye and Gloucester are 12 and 19 miles away, respectively. For commuters, the M50 junction 2 is just 9 miles away, and the M5 is reachable within a further 8 miles, providing easy access to major road infrastructure.

Ledbury is served by its own railway station, providing regular train services on the Cotswold Line between Hereford and Worcester. Direct trains operate to destinations including Birmingham, Oxford and London Paddington in just over two and a half hours, offering convenient options for both commuting and leisure travel. Birmingham airport is less than an hour and Heathrow is two hours by car.

For those seeking exceptional education establishments, near Munsley, the area offers several prestigious private schools providing excellent educational opportunities for families seeking high-quality education in the area. Malvern College, Kings Worcester, RGS Worcester, and Hereford Cathedral School are all easily accessible.









### Utilities, Services and Property Information

**Utilities:** Mains electricity and water. Oil-fired central heating - boiler replaced in 2023. Private drainage via a septic tank.

**Services:** Ultrafast broadband and 4G and some 5G mobile coverage available in the area – please check with your local provider. ADT monitored security system (no cameras) - available by separate negotiation.

**Parking:** Driveway and courtyard parking.

**Construction:** Standard

**Property Information:** The detached barn is Grade II Listed. Private driveway - neighbouring farmer contributes 50% of any maintenance costs to retain Right of Access. The property has the Right to install and maintain a mains water line through the adjacent fields (this has been installed).

### Tenure

Freehold

### Local Authority

Herefordshire

Council Tax Band G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

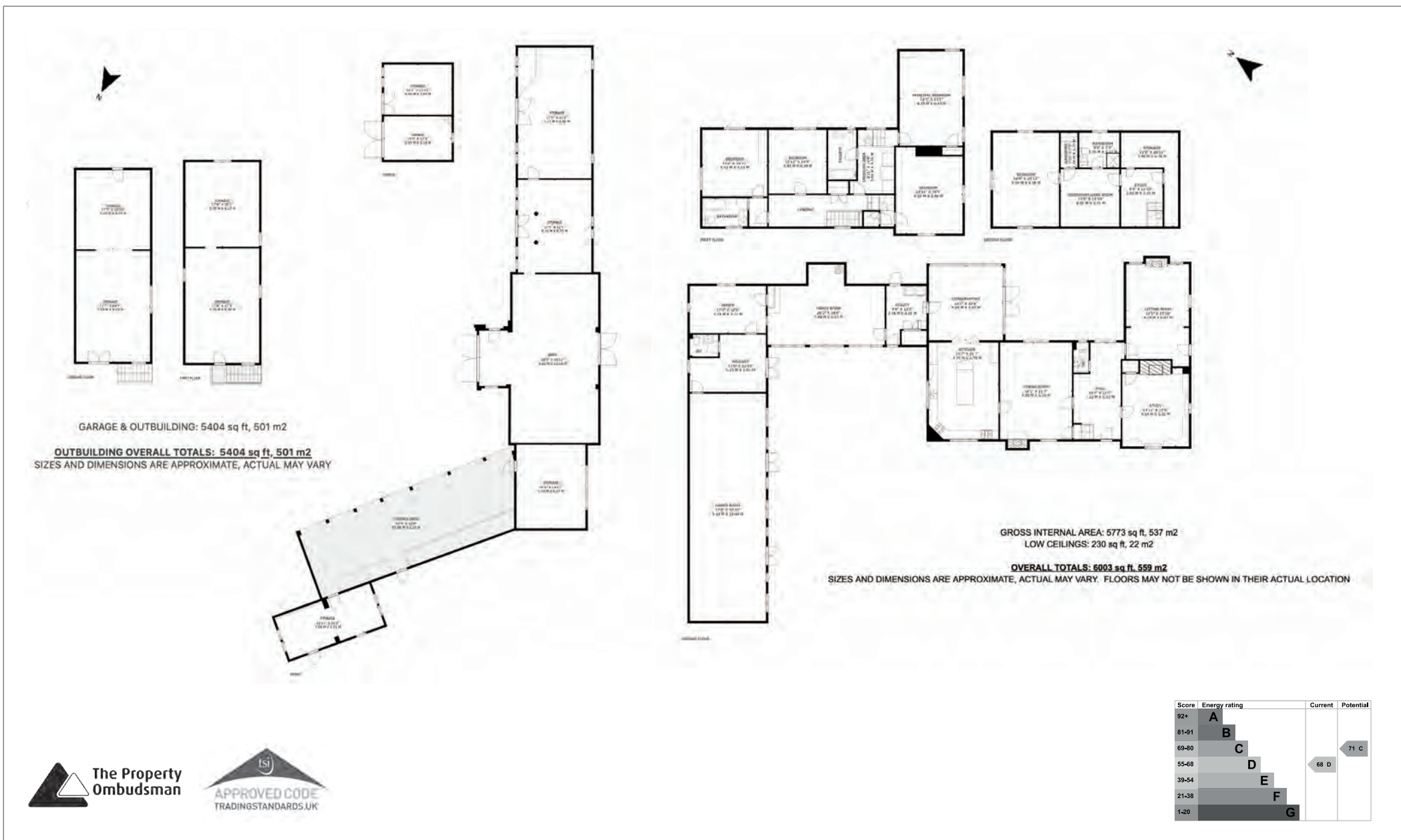
### Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm







Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 06.03.2025











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