



CAREY

Guide price £1,000,000



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MOUNT BOON HOUSE

Carey, Hereford, Herefordshire HR2 6NQ



Four-bedroom detached house
Approximately three acres
Outbuildings, parking

Mount Boon House is a four-bedroom detached home set within three acres of flat, enclosed land. Ideal for equestrian or smallholding use, the property includes a large barn suitable for conversion into stables with space for a hay store and tack room. Further outbuildings, a greenhouse, ample parking, and countryside views complete this flexible rural property.

Surrounded by rolling fields and scenic views, it's an ideal location for walking, cycling, and enjoying the outdoors. The area is known for its strong sense of community and is home to the well-regarded Cottage of Content pub. With easy access to nearby Ross-on-Wye and Hereford, Carey offers the perfect balance of countryside living and local convenience.

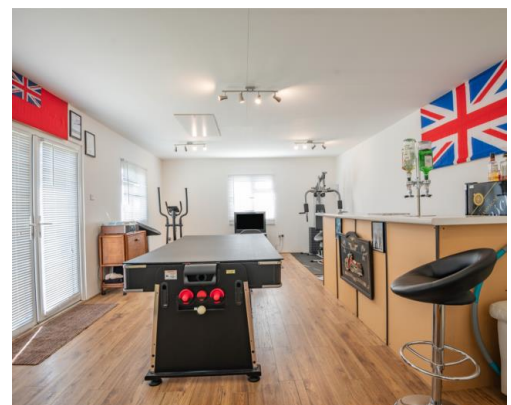


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KEY FEATURES

- Four-bedroom detached house with spacious interior layout
- Approximately three acres of flat, fully enclosed land ideal for equestrian or livestock use
- Large barn suitable for conversion to stables with room for hay and tack storage



STEP INSIDE

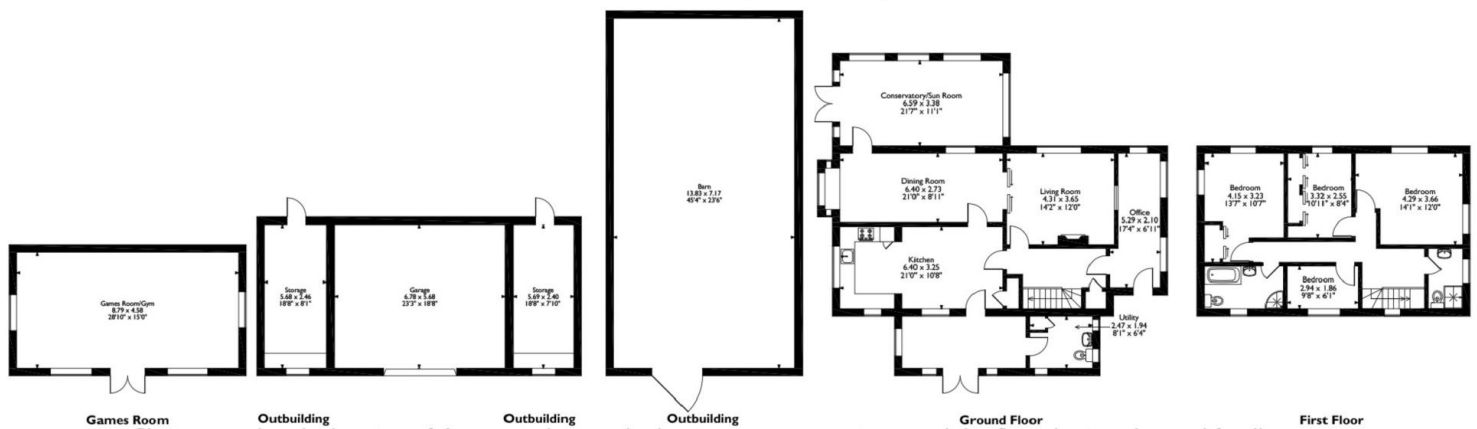


Mount Boon House is a well-proportioned detached property offering plenty of space both inside and out. With four good-sized bedrooms, it's well suited to families or anyone looking for extra room.

The layout includes several reception areas, such as a large living room with plenty of natural light, a separate dining room, and garden room which has large windows overlooking beautiful countryside. Additional rooms to this floor could be used as a study, playroom, or home office.

The kitchen has a practical layout with solid worktops and ample storage. A separate utility room adds convenience, with space for laundry and additional storage.

Approximate Gross Internal Area
 Main House = 180 Sq M/1937 Sq Ft
 Games Room = 167 Sq M/1799 Sq Ft
 Garage = 39 Sq M/420 Sq Ft
 Total = 386 Sq M/4156 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the bedrooms are spacious and flexible, easily accommodating a range of furniture.

There are two bathrooms in total, designed with functionality in mind.

Agents Note:

The property has photovoltaic (PV) panels (electricity), 19 solar panels installed (owned) feeding house and outbuildings.

A Feed in Tariff with Octopus Energy - 22.7p per KW.
 Fixed 22nd November 2025

STEP OUTSIDE



Outside, the property sits within approximately three acres of flat, enclosed land ideal for those with equestrian or agricultural interests. A large barn on the property could be converted into a stable block with room for several stalls, a hay store, and a tack room. The land is fully fenced and suitable for keeping horses, sheep, cattle, or other livestock. It would also work well for lambing or smallholding use. The garden is well kept, with a mix of open lawn and more structured areas. A large greenhouse is in place for anyone interested in growing produce or plants year-round. Several outbuildings offer further storage or workspace options for tools, equipment, or hobbies.

The property is accessed through a gated entrance and benefits from ample parking. Mature trees and boundary fencing offer a sense of privacy, and the surrounding countryside provides open views and a peaceful environment. This is a versatile property that combines comfortable living with serious outdoor potential.

INFORMATION

Postcode: HR2 6NQ

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Private

EPC: B





DIRECTIONS

From Ross-on-Wye head towards Hereford on the A49 head through Harewood End and then just after turn right onto Laskett Lane. Once you get to Hoarwithy at the 'T' junction turn left then take the first right and immediately the first left continue along the road and once you reach The Cottage of Content pub then turn left and follow the road where you will find the property on your lefthand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		111
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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