



Pear Tree Farm, Wigmore, HR6 9UR  
Price £700,000

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# Pear Tree Farm, Wigmore

Pear Tree Farm House is an impressive Grade II Listed Georgian home which boasts many original character features synonymous with the era. The property is situated within the village of Wigmore, known for its Grade I Listed church, the ruins of Wigmore Castle and stunning Herefordshire scenery. There are three reception rooms, six bedrooms and offers flexible accommodation with the opportunity to utilise part of the property as an annexe with its own kitchen and shower room. There are outbuildings, garden and parking. Viewing is highly recommended to appreciate this property and all it has to offer. OFFERED WITH NO ONWARD CHAIN.

## FEATURES

- Detached Georgian home
- Multi-generational living opportunity
- Original period features
- Two/three reception rooms
- Six bedrooms, four bathrooms
- Garden and outbuildings
- Village location
- NO ONWARD CHAIN



### Material Information

**Price** £700,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:**

**EPC:** (null)

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

Energy Performance  
Certificate not required  
on Listed Buildings



## Introduction

Situated in the village of Wigmore, which has a highly rated high school, two public houses, village hall and village shop is this fabulous Grade II Listed Georgian home. The property offers a wealth of options for the new occupier and has accommodation comprising; boot room, kitchen, pantry, hall, living room, sitting room, cloakroom, annexe including a reception, shower room and kitchen. The first floor comprises; off the boot room the home office, landing, four double bedrooms, one en-suite and a family bathroom. The second floor comprises, three bedrooms/hobby space/home office. There is a substantial stone outbuilding, parking and a garden.

## Property Description

The front door opens into the entrance hall where you are greeted by high ceilings, flagstone flooring and original character which flows throughout the home. The flagstone flows into the living room which has original recessed cupboards, window to the front and a stunning feature fireplace with carved lambs head detailed mantle and inset wood burning stove. The second reception room has wooden floorboards and dual aspect windows allowing natural light to flood the room. There is a stone fireplace with quarry tile hearth and inset wood burning stove. Take the inner hall to the kitchen and cloakroom fitted with WC and basin. The kitchen has quarry tiled flooring and is fitted with wooden wall units with has a sunken Belfast sink. There is an AGA for cooking and space for a washing machine. Off the kitchen is the pantry which is a great room for storing produce as well as space for crockery. The boot room houses the boiler and has space for coats and shoes and the perfect spot for your dog after a long walk in the woods. There is a bathroom fitted with wc, basin and bath with shower over and has space for a washing machine. From the boot room a staircase rises to the study which could be used as an office or studio.

There is the opportunity to use part of the ground floor of the property as an annexe. From the inner hall a door opens to the open plan

living/dining room and an opening to the kitchen. This is fitted with base units, has space for a fridge freezer and cooker. There is a door opening to the side of the property. The shower room is fitted with a WC, basin and shower cubicle.

The staircase rises to the first floor landing where there is space to place decorative furniture and to use as a reading area. A door opens to an inner landing which has a staircase up to bedroom one as well as a door to the second floor. Bedroom one is a double with a window to the rear aspect, through double arched doors is an en-suite which is fitted with a WC, basin and corner shower cubicle. From the landing steps lead to three of the bedrooms which are doubles, enjoy exposed timbers with bedroom two having dual aspect windows and a feature fireplace and bedroom three having a built in cupboard. The family bathroom is fitted with a slipper bath, WC and basin. There is an airing cupboard housing the water tank and ample storage space for towels and linen.

The door opens to the staircase rising to the second floor bedrooms. You can't not be impressed by the crux beams, exposed timbers and stone. Bedrooms five and six are impressive and extensive and offer the opportunity to use as a main suite, home office, hobby rooms, the options are yours to make.

## Garden

The garden is enclosed by a fence and will be hedged. There is a large area laid to lawn with borders of pretty flowers. A stone path leads around the property to the front door.

## Outbuildings

There is a row of outbuildings which could be used as a garage and workshop or to provide storage. There is light and power.

## Services

Mains electricity, water and drainage are connected. Oil heating  
Herefordshire Council Tax Band TBC  
Freehold









## Location

The property is located in the well serviced village of Wigmore, which is sought after due to the reputable high school.

The village itself offers a range of amenities including a village shop, garage, church, sought after primary and secondary schooling plus a thriving community. The historic Wigmore Castle ruins and Wigmore rolls are popular with walkers and are only a short distance away. The bustling market towns of Leominster and Ludlow offering a further array of amenities are located within a short drive away.

## Agents notes

The property is located on a site of which the development of eight houses has been started. You will find more information on the Herefordshire Planning Portal.

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## DIRECTIONS

Wigmore is a village located on the A4110. Turn in to Kings Meadow and follow the road around to the right and continue to the end and you will soon find Pear Tree Orchard and proceed on to the private road. Please only park on the site and not on the surrounding roads.









Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

4237.39 ft<sup>2</sup>  
393.67 m<sup>2</sup>

Reduced headroom

165.85 ft<sup>2</sup>  
15.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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