



Moorend Farm, Castle Frome, Herefordshire

HR8





# Moorend Farm, Castle Frome, HR8

---

A charming nineteenth-century farmhouse, cottage and outbuildings with land in Herefordshire's beautiful Frome Valley.

Ledbury 6 miles

Bromyard 6 miles

Malvern 9 miles

(Distances are approximate)



7



3



4



3



EPC

E

**Guide price:** £1,950,000

**Tenure:** Available freehold

**Local authority:** Herefordshire Council

**Council tax band:** F





An outstanding property with far-reaching views.

## The property

Occupying a peaceful rural location at the end of a private no-through road, Moorend Farm is an attractive brick-built, nineteenth-century farmhouse and a range of period farm buildings with scope for further development. There is a converted barn, currently let, around 14 acres of garden and paddock land.

- Main house 4,282 sq ft.
- 14 acres of gardens, grounds and paddocks, including two ponds.
- Detached three bedroom cottage of around 1,200 sq ft.
- Over 4,200 sq ft of brick-built outbuildings with huge potential.
- Swimming pool.
- Tennis court.

## Services

Mains water and electricity.

Oil-fired central heating.

Private drainage via a septic tank and soakaway field.







Occupying a peaceful location, set in wonderful countryside.





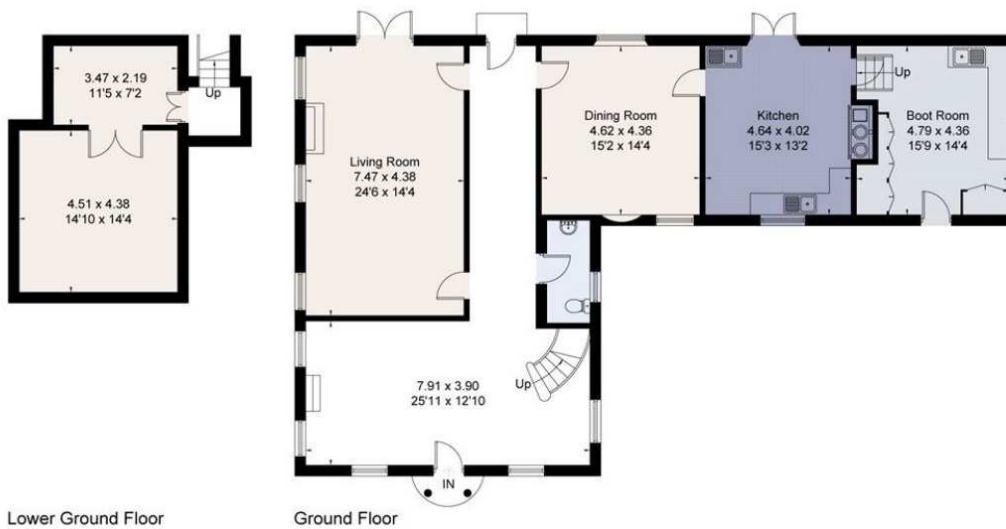
Stone Barn





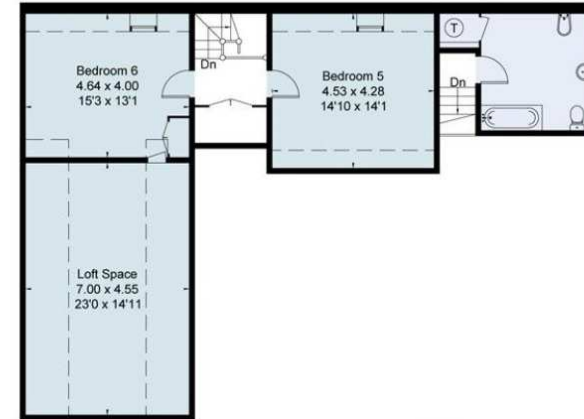
A wonderful self contained barn, set in the grounds of Moorend Farm.

Approximate Area = 397.8 sq m / 4282 sq ft (Including Loft)  
 Including Limited Use Area (25.9 sq m / 279 sq ft)  
 For identification only. Not to scale.



Lower Ground Floor

Ground Floor



Second Floor

Reduced head height below 1.5m



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Area = 537.7 sq m / 5788 sq ft  
 Including Limited Use Area (27.7 sq m / 298 sq ft)  
 For identification only. Not to scale.



**Knight Frank**  
**Hereford & Worcester**  
 Oak House  
 Bridgwater Road  
 Worcester WR4 9FP  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Charles Probert**  
 01905 746884  
[charles.probert@knightfrank.com](mailto:charles.probert@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated August 2023. Photographs and videos dated August 2023.  
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

