

# Hill House, Wellington HR4 8BE

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Farmhouse, annexe and barn with land and fabulous views.

In a peaceful rural location between Hereford and Leominster,  
approached via a long private drive.

Hereford - 6 miles

Leominster - 7 miles



**Tenure:** Available freehold

**Local authority:** Herefordshire Council

**Council tax band:** F









A wonderful, rural location, with far-reaching views.



## The property

- In a peaceful rural location between Hereford and Leominster, approached via a long private drive.
- A modernised, stone farmhouse dating from the early 19th century, in a spectacular elevated position with far-reaching southerly views.
- Detached brick-built, two storey annexe. suitable for holiday lets, work from home, or guest accommodation.
- Versatile steel-framed barn (44' x 44') currently with six loose boxes.
- Approx. 9 acres of gently sloping grazing, in four ring-fenced enclosures - sheltered by woodland to the north.
- A modern, Sun Room extension overlooks attractive, terraced gardens with level parking area, sheds, polytunnel and log stores.

## Services

Oli fired central heating. Double glazing throughout. Mains electricity. Private water supply from a borehole. Private drainage via septic tank and soakaway field. Solar PV panels. Fibre broadband available.

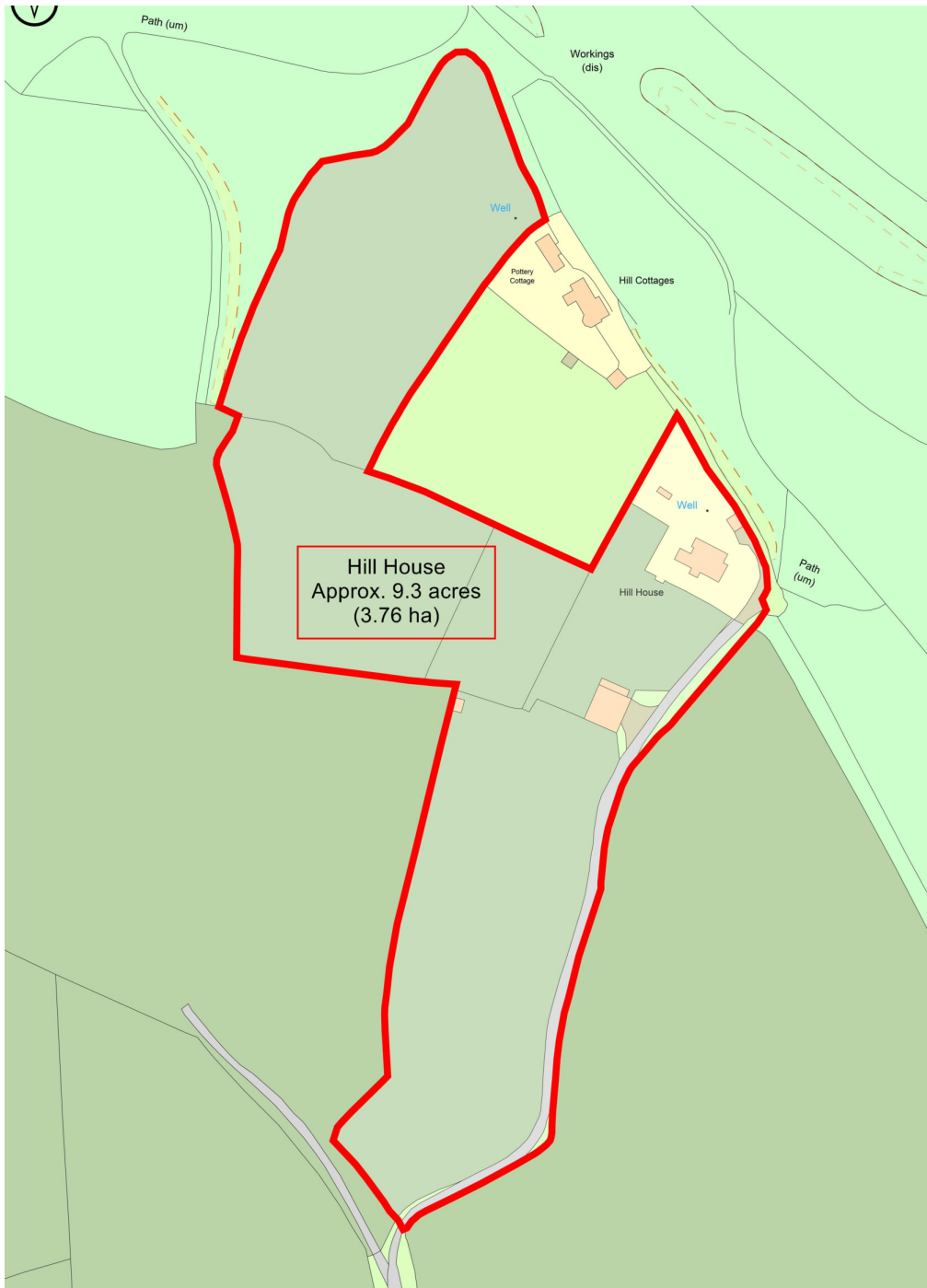






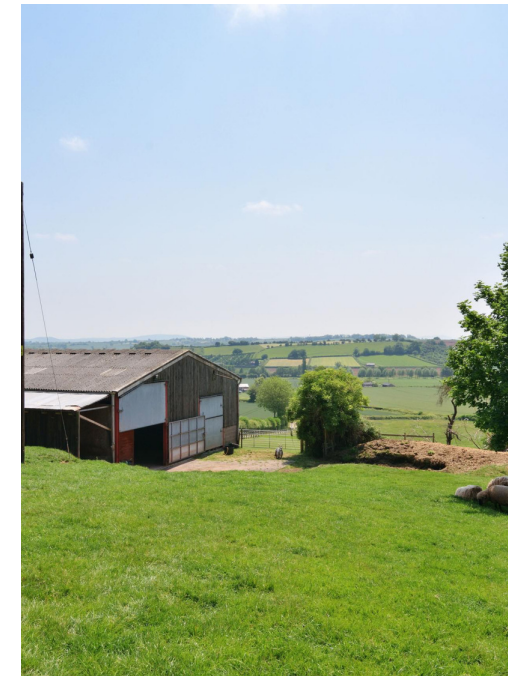
A fabulous  
property offering  
versatile  
accommodation.





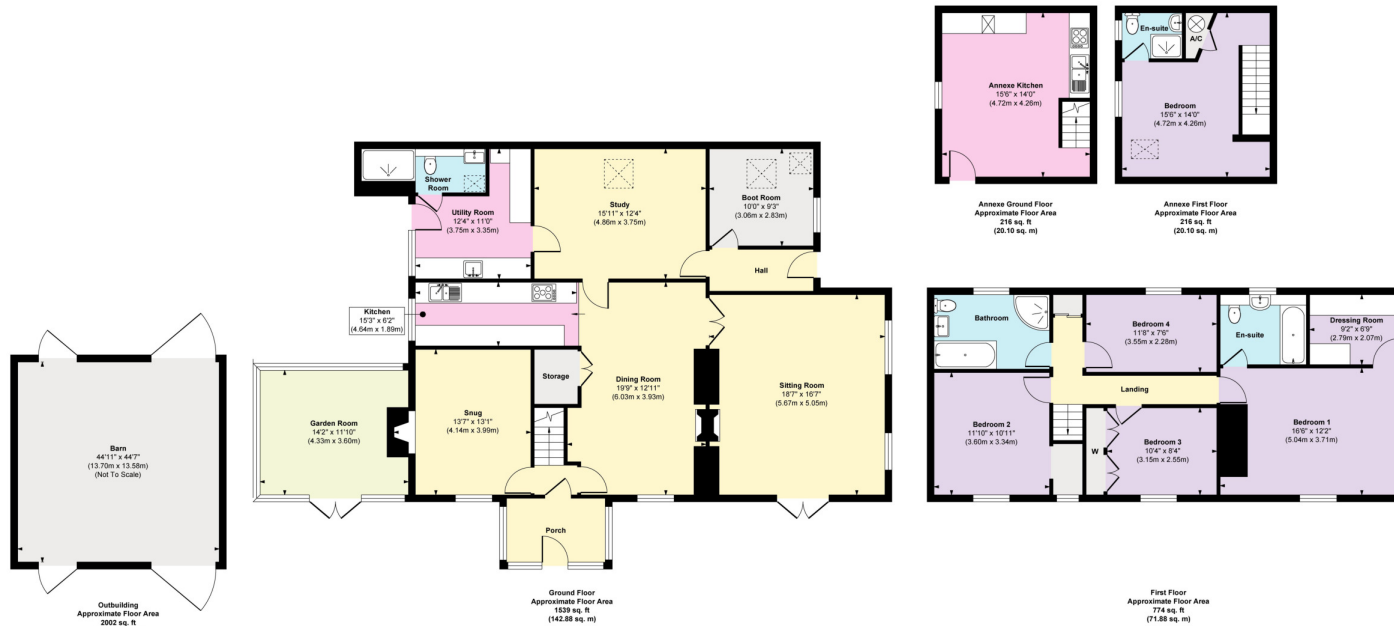
## Location

Wellington is a well-served and accessible village lying approximately six miles north of the cathedral city of Hereford and seven miles south of the market town of Leominster. This popular and desirable village has a community hall, primary school, shop with Post Office, a garden centre with a cafe as well as a regular bus service into the larger centres.





## Hill House



**Approx. Gross Internal Floor Area**  
**Main House = 2313 sq. ft / 214.76 sq. m**  
**Annexe = 432 sq. ft / 40.20 sq. m**  
**Outbuilding = 2002 sq. ft / 186.04 sq. m**

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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.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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