

# Lower Nicholson Farm, Docklow, HR6 0SL

---



# Lower Nicholson Farm, Docklow, **HR6 0SL**

---

A restored Grade II listed farmhouse and two cottages, including a range of immaculate period and modern farm buildings and 47 acres of Herefordshire's most beautiful countryside.

Leominster 6 miles, Worcester 18 miles, Malvern 16 miles, Birmingham 38 miles (all distances are approximate)



**Tenure:** Available freehold

**Local authority:** Herefordshire Council

**Council tax band:** D



## The property

In a very private, peaceful location with access via a long tarmacadam private drive, Lower Nicholson farm is a Grade II listed, stone and timber framed farmhouse dating from the mid-17th century. It has been sympathetically renovated and modernised, creating a comfortable, versatile family home of great character.

The accommodation in the main house is arranged over two floors and has some fine period features inside including flag stone and solid wood floors, stone inglenook fireplace with wood burning stove, oak ledged doors and exposed ceiling beams.

The farmhouse kitchen has an oil fired Aga and a range of bespoke kitchen units under a granite work surface. There is also an electric oven with LPG gas hob.

The main reception rooms are both dual aspect and have doors opening onto the garden. The main part of the first floor has two bedrooms, a dressing room (can be used as a bedroom) and a large family bathroom. Above the drawing room and reached by a separate staircase there are two more bedrooms and a bathroom.

The house stands in landscaped gardens with mature boundary hedges and a large area of level lawn. Next to the garden is a small orchard with Apples, Perry pear, plum, damson and a mulberry tree. There is also a restored stone pigs cote.

A courtyard of period buildings includes a converted coach house, stone threshing barn and a single-storey cow byre, converted in 2019 to create a two bedroom, two bathroom cottage.

There is also a modern steel framed machinery barn.

Surrounding the property are about 47 acres of gently sloping pasture in seven stock proof enclosures.

The property is ideally situated for various country pursuits with good walking, shooting, fishing and trail hunting available locally. The farm itself has perfect topography for a small family shoot. There is also a small pool.





An immaculate, well thought out property in an idyllic and quiet location.



## Services

Mains electricity and water. Oil fired Aga, LPG gas hob. The main house and the coach house are heated by a ground source heat pump, the cow byre apartment is heated by an air source heat pump. There is a 4KW solar array on the metal barn roof. Private drainage via a Klargester Bio-Disc.

## Location

Located between Bredenbury and Puddleston. The property is convenient to the local centres of Bromyard and Leominster, for a comprehensive range of social, cultural and retail amenities the cathedral cities of Hereford and Worcester are easily accessible.

Trains run from Worcester Stations direct to Birmingham and London.

Motorway access is via junction 7 of the M5.

The Malvern Hills Area of Outstanding Natural Beauty and the spa town of Malvern with its theatre and renowned schools and colleges are nearby.









Beautifully restored  
with far-reaching  
views.



Lower Nicholson Farm, Docklow,  
Leominster, Herefordshire, HR6 0SL

Location SO 579 584  
Scale 1:5,000 @ A4  
Drawing No. Y23133-01  
Date 28.08.24



Based on Ordnance Survey 1:2,500  
mapping with the permission of  
the Controller of HMSO  
©Crown Copyright  
Licence No. VA 100033416

Total Area - 19.13 ha / 47.27 ac

**Lower Nicholson Farm, Docklow, Leominster, HR6 0SL**



**Approx. Gross Internal Floor Area  
Main House = 2210 sq. ft / 205.38 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.

**Lower Nicholson Farm, Docklow, Leominster, HR6 0SL**



**Approx. Gross Internal Floor Area  
Coach House = 926 sq. ft / 86.11 sq. m  
Annexe = 2198 sq. ft / 204.26 sq. m  
Barn = 2369 sq. ft / 220.10 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.

**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 that 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 2024. Photographs and videos dated August 2024.

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.

