

# Croose Farm

Woolhope, Hereford, Herefordshire HR1 4RD



# Rare opportunity to purchase a lifestyle farm beneath the Marcle Ridge

5 🏠 3 🍷 2 🚗 135 📏

- Attractive 16th/17th Century main residence
- Substantial 2 bedroom cottage
- Traditional stone & red brick farm buildings with potential for conversion
- Stables
- Views over pond and farmland beyond
- Arable, pasture and woodland
- Set in about 135 acres in all

- Ledbury: 9.5 Miles
- Ross-on-Wye: 9.8 miles
- Hereford: 8.8 miles
- M50 J5: 8.8. miles
- Ledbury Train station: 8.9 miles

## Situation

Croose Farm is located just outside the village of Woolhope, one of the loveliest villages in Herefordshire and on the border of the Wye Valley Area of Outstanding National Landscape (Area of Outstanding Natural Beauty). Within the village there is a church, 2 public houses;

The Crown and the Butcher's Arms, a village hall, tennis and cricket clubs.

There are primary schools in Mordiford and Fownhope as well as other amenities and Ledbury, the market town, is about 8 miles away whilst the Cathedral city of Hereford is about 7 miles away, both of which offer a greater range amenities and services.

Croose Farm is in the catchment for the Bishop of Hereford's Bluecoat School and the highly regarded Hereford Sixth Form College. Private education is offered by Hereford Cathedral, Monmouth Haberdashers, and Cheltenham and Malvern Colleges.

This area of Herefordshire is much sought after for its beautiful unspoilt countryside and its rural quality of life. Of particular note is the Woolhope Dome and the Marcle Ridge which create the beautiful valley in which Croose Farm sits. There are many recreational opportunities including golf, fishing, shooting and stunning walks close at hand.

Communications are good with the M50/M5 within 8 miles providing access north to Birmingham and south to the M4 and Bristol and the A449 provides access to Great Malvern and Worcester.

Ledbury has regular train services to Hereford, Worcester and Birmingham and offers a direct line to Paddington in under 3 hours.





**Description**

Croose Farmhouse is an attractive period family home of part timber construction, estimated to have been built in the 16th/17th Century. Croose Farmhouse is Grade II Listed and modernised and renovated to a very high standard. The house is a rare combination of modern living with period details including exposed timber floor and beams and open fires.

The house is approached over a private drive leading to an extensive parking area. A flagstone courtyard and steps lead up to the front door and entrance hall. The kitchen has the benefit of a La Cornue range cooker, fridge and wine cooler. The dining room and drawing room provide flexible entertaining space with fireplaces and light filled rooms.

Upstairs there is an extensive landing, open to the eaves, three bedrooms and two bathrooms.

Opposite the front door is the spacious boot room providing an essential space for country living.

**Millpond Cottage**

Lying adjacent to the main farmhouse is a two bedroom cottage, currently used as a holiday let but providing ample opportunity to be used as ancillary accommodation for the main house. It comprises a large open plan living room and kitchen on the ground floor with two bedrooms and a bathroom on the first floor. The cottage is finished to an exceptionally high decorative standard.

**Gardens and Outbuildings**

There is an extensive garden, surrounding the house with terraces. There is a tree lined avenue and the garden is mainly laid to lawn with herbaceous borders.

The double garage provides ample space for servicing and parking outside and benefits from a kitchen area and wc.

Two stone buildings are located in the wider curtilage comprising traditional stone construction with cobble and flagstone floor and a second floor and an unconverted brick Threshing barn of substantial size.

In addition there are 4 wooden loose boxes with planning permission for replacement with with a holiday let.

**The Land**

The land at Croose Farm forms part of Woolhope Dome and lies beneath the Marcle Ridge in highly picturesque surroundings.

Immediately surrounding the farmstead is an attractive run of permanent pasture, whilst just opposite is an attractive block of amenity land which includes a large pond.

The remainder of the land comprises grass leys and arable together with some woodland. The land is red soil in the main and of a productive nature.

A fun family shoot has been run on the property for a number of years and there is ample opportunity to continue this.

**Services**

- Private water supply
- Mains electric
- Private drainage
- Oil fired central heating
- Council Tax: Band G

(Savills have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise)





**Wayleaves, Easements & Rights of Way**

The property is sold subject to and with benefit of all rights, including rights of way, whether public or private, light, support drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

In the event of lotted sale appropriate cross easements will be granted to the parties to facilitate these obligations and the moving of services where appropriate.

Footpaths cross the land.

**Planning Permissions**

The loose boxes have planning permission for conversion to holiday lets. This was granted in 2023. The application is P231652/F

**Local Authority**

Herefordshire Council  
Tel: 01432 260000  
<https://www.herefordshire.gov.uk>

**Soils**

According to the Soil Survey of England and Wales, the majority of land is classified as of the Stanway soil series.

**Sporting, Timber & Mineral Rights**

In so far as they are owned the sporting, timber and mineral rights are included in the sale of the property

**Title Deeds**

HE2717, HE39457, HE57967, HE2717

**Tenure and Possession**

Freehold with vacant possession on completion

A discussion with the Vendor will be had regarding ongoing holiday lets, should they be required to be continued by the Purchaser.

**VAT**

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

**Method of sale**

By private treaty.

**Listed Buildings**

Croose Farmhouse is listed: Historic England Listed Building Register Number 1156722

**Designations**

Part of the farm lies within the Wye Valley AONB.

Part of the land is designated as the Wye Valley National Landscape (AONB).  
Nitrate Vulnerable Zone  
Radon Area

**Fixtures and Fittings**

Those items mentioned in these sales particulars are included in the freehold sale and the property is sold as seen.

**Savills Employees**

A member of the Vendor's family is a Savills employee.

**Post Code**

HR1 4RD

**what3words**

Lot 1: ///heartache.newly.dazzling  
what3words gives every 3m x 3m square in the world a unique 3 word address. This one describes the precise entrance to the xx Lots.

**Approximate Floor Area**

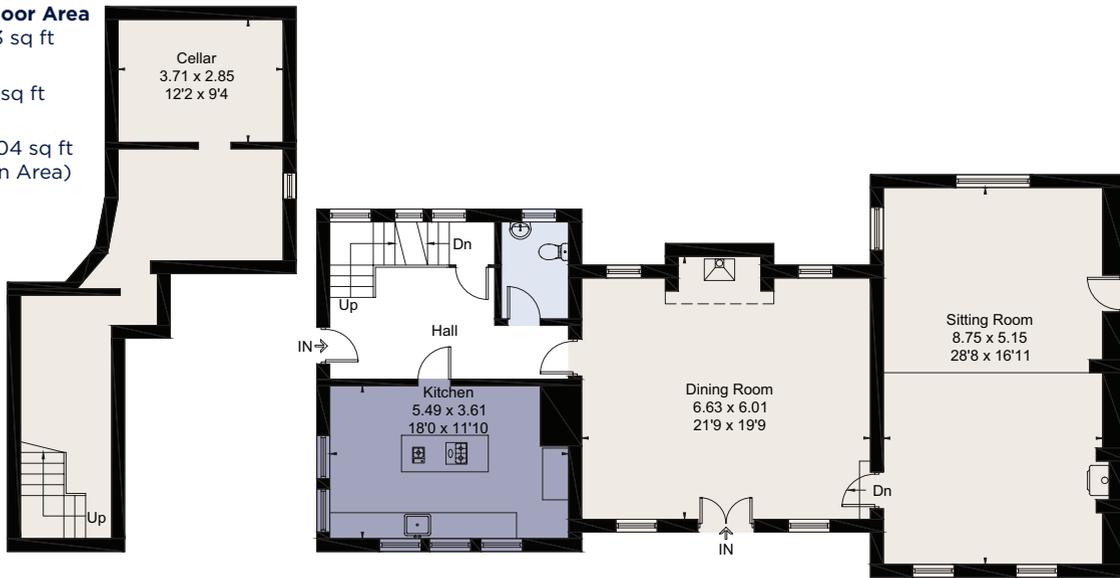
253 sq m / 2723 sq ft

**Cellar**

35.4 sq m / 381 sq ft

**Total**

288.4 sq m / 3104 sq ft  
(Excluding Open Area)



Cellar

Ground Floor

First Floor



**Approximate Floor Area**

106.7 sq m / 1148 sq ft

**Outbuilding**

20.7 sq m / 223 sq ft

**Total**

127.4 sq m / 1371 sq ft



(Not Shown In Actual Location / Orientation)  
Annexe - Ground Floor

Annexe - First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
England & Wales		EU Directive 2002/91/EC	

**Directions**

From the Crown Inn in Woolhope proceed down the hill and take the right hand turn signposted to The Hyde. Proceed on this road, taking the left fork at the sign to Alford Mill until reaching a grass triangle in the road with a tree on it. Immediately in front of you is Croose Farm. Turn right and then left into the driveway.

**Health and Safety**

Given the potential hazards of a working farm, we would ask you be as vigilant as possible when visiting the farm for your own personal safety, in particular around the farm buildings.

**Viewing**

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

**Date of Information**

Particulars prepared - January 2025  
Photographs taken - 2024

**Plans**

All plans and road maps will appear in a frame with the OS copyright number and NOT TO SCALE unless alternative instructions are given in the plans section at the front of this document. Promap and other frames will be removed

**Disputes**

Any disputes arising as to the boundaries or any point arising in the General Remarks or particulars, schedule, plan or interpretation of any questions, shall be referred to the Arbitration of the selling agents whose decision acting as experts shall be final. The Purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's agent will be responsible for defining the boundaries or ownership thereof.

Croose Farm, Woolhope, Hereford, Herefordshire HR1 4RD | Guide Price £3,100,000



**Approximate Floor Area**

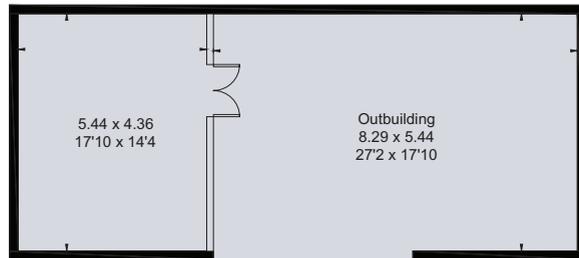
94.1 sq m / 1013 sq ft

**Garage**

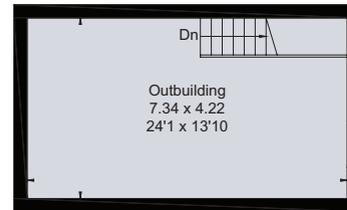
92.1 sq m / 991 sq ft

**Total**

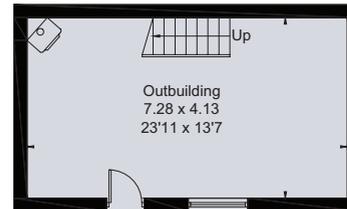
186.2 sq m / 2004 sq ft  
(Excluding Open Area)



(Not Shown In Actual Location / Orientation)

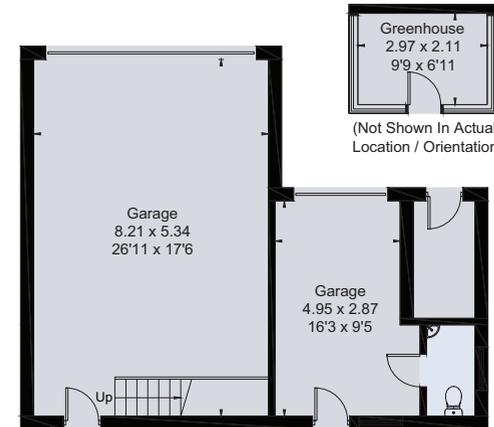


Outbuilding - First Floor



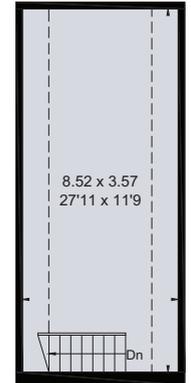
(Not Shown In Actual Location / Orientation)

Outbuilding - Ground Floor



(Not Shown In Actual Location / Orientation)

Garage - Ground Floor



Garage - First Floor

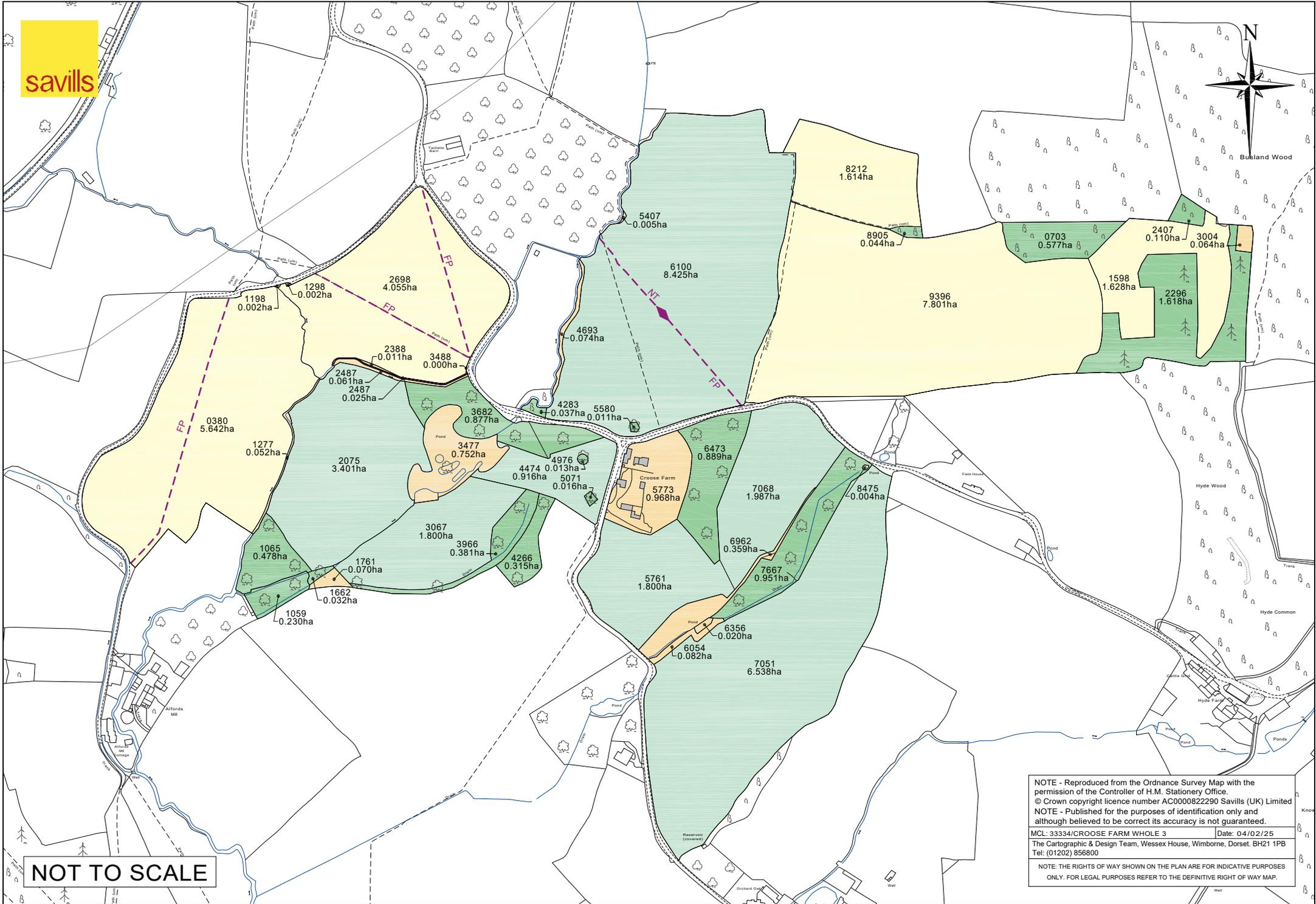
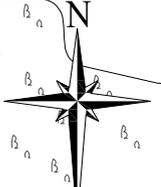


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
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(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>

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MCL: 33334/CROOSE FARM WHOLE 3 Date: 04/02/25  
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NOTE: THE RIGHTS OF WAY SHOWN ON THE PLAN ARE FOR INDICATIVE PURPOSES ONLY. FOR LEGAL PURPOSES REFER TO THE DEFINITIVE RIGHT OF WAY MAP.