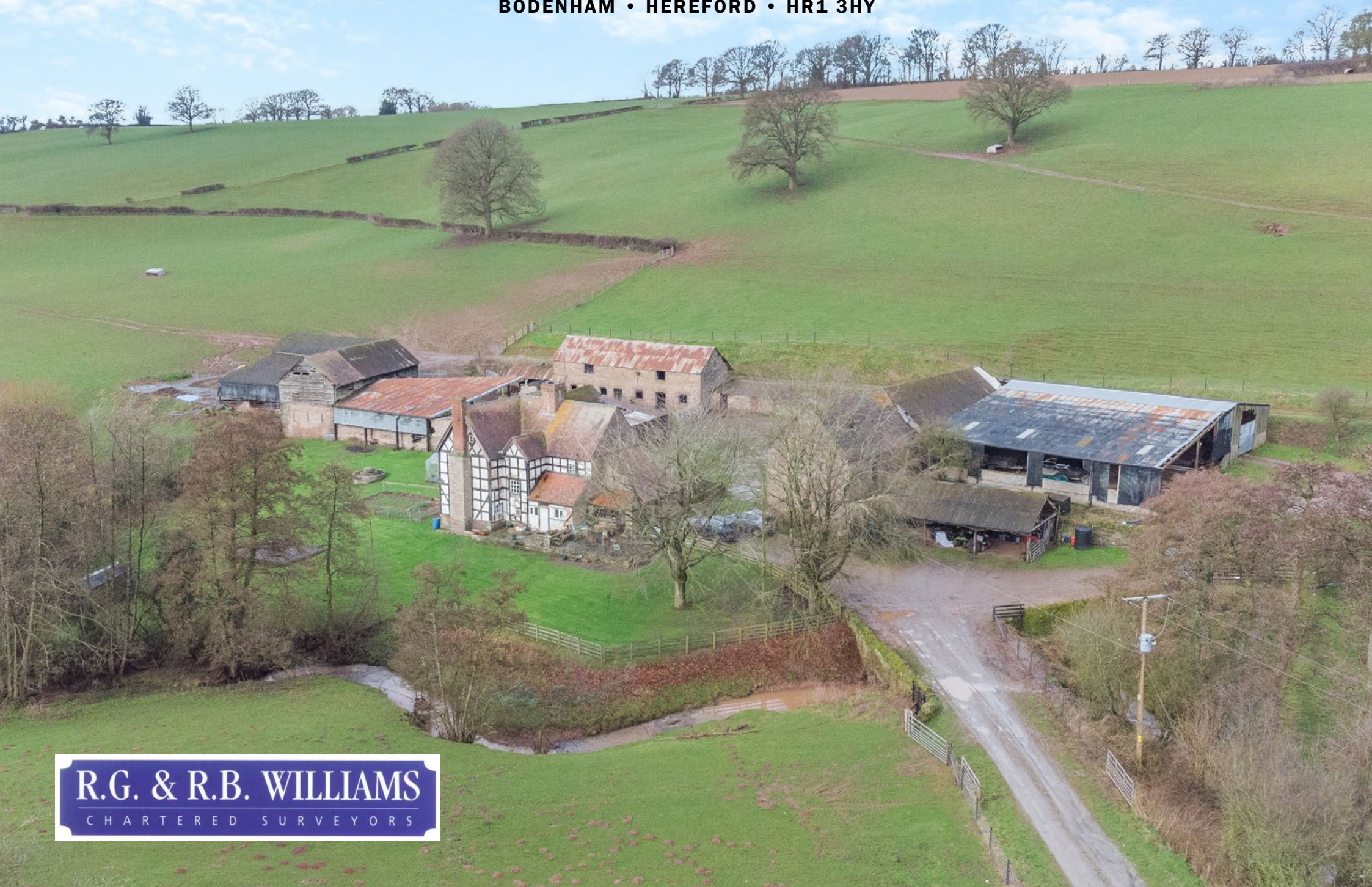


DEWDALES HOPE FARM

BODENHAM • HEREFORD • HR1 3HY



R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

DEWDALES HOPE FARM

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HEREFORDSHIRE

Hereford 10 miles. Leominster 8 miles.

AN ATTRACTIVE RESIDENTIAL MIXED
FARM IN AN UNSPOILT RURAL LOCATION

5 Bedroom Period Farmhouse

**An Extensive Range of Modern and Traditional Farm
Buildings**

248 ACRES

**Arable and Pasture Land in a Ring Fence
Planning Consent for 5 Unit Residential Barn
Conversion**

Static Caravan with Certificate of Lawfulness

FOR SALE BY PRIVATE TREATY



PROPERTY SUMMARY

- Attractive Arable and Livestock Farm
- Glorious unspoilt Rural Location
- 5 Bedroom Period Farmhouse
- Extensive Range of Modern and Traditional Buildings
- 248 Acres Arable and Pasture land in a ring fence
- Planning Consent for Five Residential Barn Conversions
- Static Caravan (Certificate of Lawfulness Granted)

SITUATION

Dewdales Hope Farm occupies a peaceful rural location in the parish of Bodenham in North Herefordshire. Bodenham is a charming and picturesque village nestled in the heart of Herefordshire, offering a perfect blend of rural tranquility and community spirit. Situated about 10 miles north of Hereford and just a short drive from Leominster, it strikes a great balance between countryside seclusion and access to essential amenities.

Bodenham is known for its friendly and welcoming community. It has a thriving village hall, an active parish council, and numerous community events throughout the year, from local markets to seasonal fairs. The village also boasts a well-regarded primary school, graded GOOD at its recent OFSTED inspection (St. Michael's CE Primary), a historic church (St. Michael and All Angels), and a friendly local pub (The Englands Gate Inn), which is popular with residents and visitors alike. There is also a Doctors' Surgery in the village.

The nearby market town of Leominster provides a good selection of shopping, recreational and educational amenities. More extensive facilities are available in the Cathedral City of Hereford (10 miles).

The area has excellent connectivity to larger towns and cities via the A417 and A49, with Worcester and Gloucester just 26 miles and 32 miles away respectively.

POST CODE

HR1 3HY.

TENURE

The property is freehold and offered with vacant possession upon completion.

SERVICES

Mains Electricity is connected to the property.

Mains Water supply.

Private Drainage system.

Oil Fired Central Heating System.





LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Tel: 01432 260000.

COUNCIL TAX

Band E.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights are included in the sale.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the area of the land. Any error or mis statement shall not annul the sale or entitle any party to compensation whatsoever.

VENDORS SOLICITORS

HCR Law, Overross House, Ross Park, Ross-on-Wye, HR9 7US.

Tel: 01989 562377.

VIEWING

Viewing is by appointment with the agents – RG and RB Williams. Tel: 01989 567233.

Email: info@rgandrbwilliams.co.uk

PARTICULARS OF SALE

THE FARMHOUSE

The period farmhouse is approached over a private entrance drive leading off the A417. It occupies a secluded location commanding attractive views over the surrounding countryside. The residence is substantially constructed of rendered timber framed with rendered infill elevations under a tiled roof. The residence is Grade 2 listed with parts of the property dating back to the 17th Century.



The property is generally in need of modernisation. The farmhouse contains spacious accommodation including 5 bedrooms on the first and second floor.

The accommodation principally comprises;

ON THE GROUND FLOOR

Entrance Porch: with pantile floor.

Entrance Hall: panelled radiator; pantile floor; door off to Cellar.

Utility Room: stainless steel sink; fitted cupboard units; Worcester oil boiler; door to Patio.

Downstairs Cloakroom: with low level w.c..

Dining Room: woodburning stove with stone surround; panelled radiator.

Living Room: woodburning stove with stone surround; two panelled radiators; exposed beams.

FRONT ENTRANCE HALL

Kitchen: oil fired Aga; fitted kitchen units; twin Belfast sink with brass mixer tap; flagstone floor; stone entrance to Pantry.

Pantry: flagstone floor; exposed stone walls.

ON THE FIRST FLOOR

Landing: panelled radiator.

Bedroom No. 1: panelled radiator; exposed beams; inset wardrobe.

Bedroom No. 2: two panelled radiators; Ensuite Bathroom with panelled bath with chrome overhead shower; pedestal wash hand basin; low level w.c.; exposed beams; chrome heated towel rail.

Bedroom No. 3: panelled radiator; exposed beams.

Bathroom: chrome overhead shower; fitted cupboards; low level w.c.; pedestal wash hand basin; panelled radiator; exposed beams.

ON THE SECOND FLOOR

Bedroom No. 4:

Bedroom No. 5:

OUTSIDE

Glass Greenhouse

Surrounding the residence is a large lawned garden with matured flower borders and original mill stone. There is also a vegetable plot.

THE FARM BUILDINGS

The farmbuildings are of modern and traditional construction, with a complex of traditional stone barns conveniently situated to the farmhouse. The traditional buildings are in a good state of repair with planning consent granted and preserved for a 5 residential unit development (further details upon request).

The modern farm buildings are situated approximately 200m east of the residence, thus meaning any commercial or agricultural activity having limited impact on the residence.

The modern buildings comprise an extensive range of steel framed structures which are used for livestock, fodder and machinery accommodation. The buildings are considered to be more than adequate for a farm of this size.

The farm buildings comprise:

Traditional Stone Barn under a tile roof with first floor granary and drive through way into stone **Hay Barn**.

Traditional Stone Barn under a corrugated iron roof with three stable entrance doors with loft over.

Adjoining stone and corrugated iron **Pig Cott** with two small access doors.

Four bay stone and corrugated iron **Cow Byre**.

Traditional stone **Hay Barn** under a corrugated iron roof with drive through way.

Three bay steel portal frame **Covered Cattle Yard** with stone and corrugated iron elevations under a corrugated iron roof.

Three bay **Dutch Barn** with concrete block and stone elevations under a corrugated iron roof.

Three bay **Dutch Barn** under a corrugated iron roof with three bay steel porta frame Lean To with concrete block and corrugated iron elevations under a fibrous cement roof (approx. 45' x 65').

Three bay wood pole, stone and corrugated iron **Garage**.

Four bay steel portal frame, concrete block, yorkshire board **Covered Cattle Yard** under a fibrous cement and corrugated iron roof (approx. 60' x 75').

9 bay steel portal frame **Covered Cattle Yard** with yorkshire board elevations under a fibrous cement roof (approx. 180' x 75')

4 bay steel profile **Covered Hay Barn** with enclosed 20' x 45' sealed unit with concrete panel, corrugated iron elevations with roller shutter door under a fibrous cement roof (approx. 80' x 45').

14 bay steel profile **Corrugated Cattle Yard** under a fibrous cement roof (approx. 200' x 45')

Soil bank **Silage Clamp**.

Large hardstanding **Yarding**.

STATIC CARAVAN

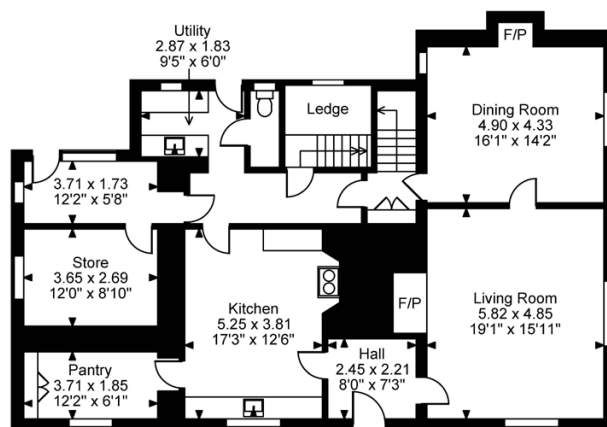
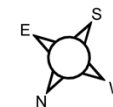
Certificate of Lawfulness was granted on 2nd April 2012 for Lawful Development Certificate for existing use of mobile home accommodation for stockman for welfare of livestock, Notice No 23432.

THE LAND

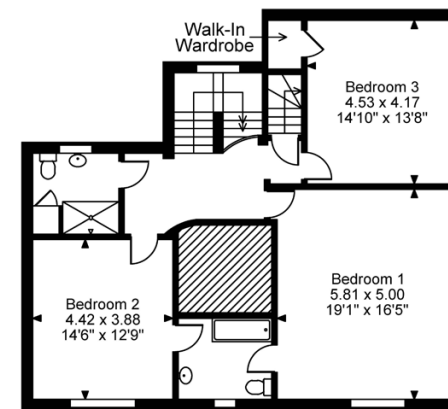
The land is contained within a ring fence surrounding the homestead. It is divided into well shaped enclosures which have good access, via a stone trackway running through the centre of the farm.

The land is mainly level and gently undulating and lies about 600 ft above sea level. The soil is a productive medium loam which is used for arable and livestock production. The property extends in all to some 248 Acres.

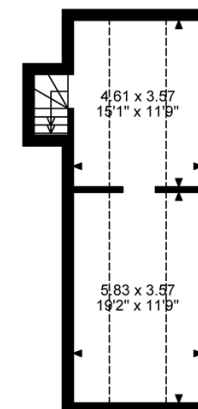
Dewdales Hope, Hereford Approximate Gross Internal Area 3579 Sq Ft/332 Sq M



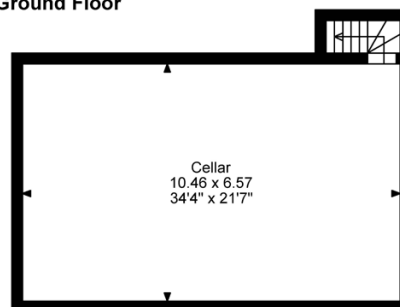
Ground Floor



First Floor



Second Floor



Cellar

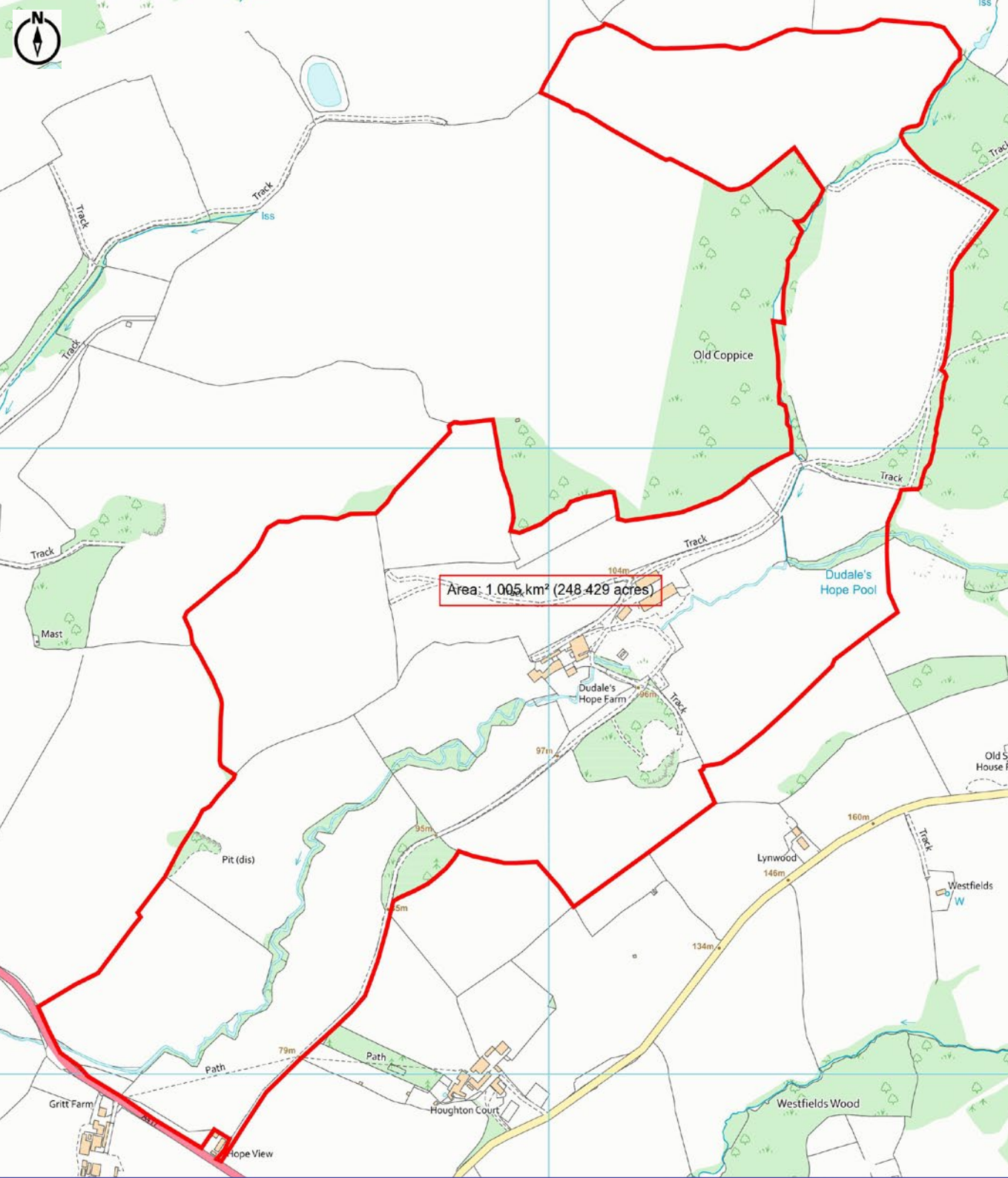
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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SCHEDULE

S05550 2899	0.35	Permanent Grassland
S05551 3804	0.15	Other -
S05551 3815	6.44	Arable Land
S05551 4036	0.40	Arable Land
S05551 4708	0.04	Other -
S05551 4910	0.06	Other -
S05551 5009	0.30	Other -
S05551 5440	5.89	Permanent Grassland
S05551 5826	0.14	Other -
S05551 5972	9.64	Permanent Grassland
S05551 6138	0.35	Other -
S05551 6139	0.18	Other -
S05551 6220	7.99	Arable Land
S05551 7434	0.31	Other -
S05551 7833	0.55	Other -
S05551 8051	0.23	Other -
S05551 8349	0.23	Other -
S05551 8361	3.55	Permanent Grassland
S05551 8391	3.91	Arable Land
S05551 8854	0.17	Other -
S05551 9054	0.18	Other -
S05551 9149	2.48	Permanent Grassland
S05551 9859	0.02	Other -
S05651 0179	7.00	Permanent Grassland
S05651 0353	0.04	Other -
S05651 0388	0.91	Permanent Grassland
S05651 0643	5.23	Permanent Grassland
S05651 0856	0.22	Permanent Grassland
S05651 0859	0.52	Permanent Grassland
S05651 1351	1.60	Other -
S05651 1954	0.46	Other -
S05651 2575	0.05	Other -
S05651 2980	1.03	Arable Land
S05651 3077	0.11	Other -
S05651 3285	0.09	Other -
S05651 3568	7.19	Permanent Grassland
S05651 3881	0.02	Other -
S05651 3894	0.44	Permanent Grassland
S05651 4196	0.05	Other -
S05651 4397	0.02	Other -
S05651 4789	1.92	Permanent Grassland
S05651 5083	0.20	Other -
S05651 5285	0.14	Other -
S05652 3353	12.04	Arable Land
S05652 3819	0.54	Other -
S05652 4911	6.17	Permanent Grassland
S05652 5145	0.20	Other -
S05652 5222	6.51	Arable Land
Residence/ Farm Buildings		
Trackway	4.10	

PLANNING CONSENT - RESIDENTIAL DEVELOPMENT

Planning consent has been granted for the conversion of redundant traditional farm buildings into five residential dwellings, on 19th September 2007 (Application Ref DCN2007/2965/F).

Planning consent has been preserved with building control confirming as at 28th October 2010. Plans of the proposed barn conversions can be seen upon request.



R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

**Ross Auction Centre, Netherton Road,
Ross on Wye, Herefordshire.**
Tel: +44 (01989) 567233
Email: info@rgandrbwilliams.co.uk
Website: www.rgandrbwilliams.co.uk

Important Notice

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.