

Trehumfrey Farmhouse

Llangarron, Ross-on-Wye, Herefordshire HR9 6NX



For Sale | Code 11708

brutonknowles.co.uk

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Offers over £750,000 Freehold



Introduction

A rare opportunity to purchase an unspoilt farmhouse with grounds extending to around 12 acres together with farm buildings. The property comprises a four bedroom farmhouse, in need of some updating, a range of modern and traditional farm buildings and pasture land.

The property has huge potential and would suit someone looking to create an idyllic smallholding or equestrian property.

Approximate Distances

Ross-on-Wye 8 miles

Hereford 14 miles



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Location

The property is situated in a quiet, rural location about a mile west of the A4137, which connects to the A40 at Whitchurch to the south and then on to the M50 and wider motorway network.

Description

Trehumfrey Farmhouse is a detached stone and slate roofed 3 storey house, dating back to the 1600s, and originally understood to have been a coaching inn. There are gardens to the sides and rear, the house is set above The Garren river and has attractive rural views across the permanent pasture that runs down to the riverside frontage. There are a range of traditional and more modern steel framed buildings.

Accommodation

Ground Floor

Entrance hall, lounge with inglenook fireplace, dining room on east end with 3 feature stone walls and fireplace, kitchen with Aga and range of base units, back sitting room, utility, shower room and w/c, store.

1st Floor

Two double bedrooms, farm office/study, bathroom with bath and wash basin, separate w/c.

2nd Floor

Two double bedrooms. Steep narrow stairs to further small attic bedroom suitable for child. Large landing with water tanks, potential for conversion to further bedroom.

Outside, there is a garage and store, steel frame former cattle sheds and former dairy and parlour.

Land

The total area extends to approximately 12 acres. The land is permanent pasture running down to the river.

Services

The property is connected to mains water and electricity, with drainage to a septic tank. **PLEASE NOTE** the water supply is via a long private pipe from the A4137, shared three other properties, Solomons, The Bungalow and Barnfield. The purchasers of the farmhouse will be responsible for the cost of maintaining and repairing the pipe, the cost of which is to be split equally with Barnfield and The Bungalow. In the event that Barnfield or The Bungalow disconnect from the supply, they will no longer be required to contribute. The purchasers of the farmhouse will also be responsible for paying the Welsh Water bill relating to water consumed and re-charging Barnfield and The Bungalow. Further details are available from the agents.

Tenure and Legal Costs

Freehold. Sold with Vacant Possession on completion. Each party is responsible for their own legal and professional fees.

Overage Clause

There is no overage clause proposed as part of the sale.

Method of Sale

Private treaty.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

The access driveway is shared with two other properties. A public footpath crosses part of the property.

Environmental Schemes

We understand the land is not entered into any agri-environmental schemes.

Sporting, Timber and Mineral Rights

All minerals, timber and sporting rights are included in the freehold sale, as far as they are owned.

Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Council Tax Band E.

Energy performance certificate F.

Viewing

Strictly by appointment only.

Health and Safety for Viewers - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing. Viewing without permission or unaccompanied is at your own risk.

Subject to Contract October 2025

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken **November 2024 and August 2025**.

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Approx. Gross Internal Floor Area
Main House = 2604 sq. ft / 242.03 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.
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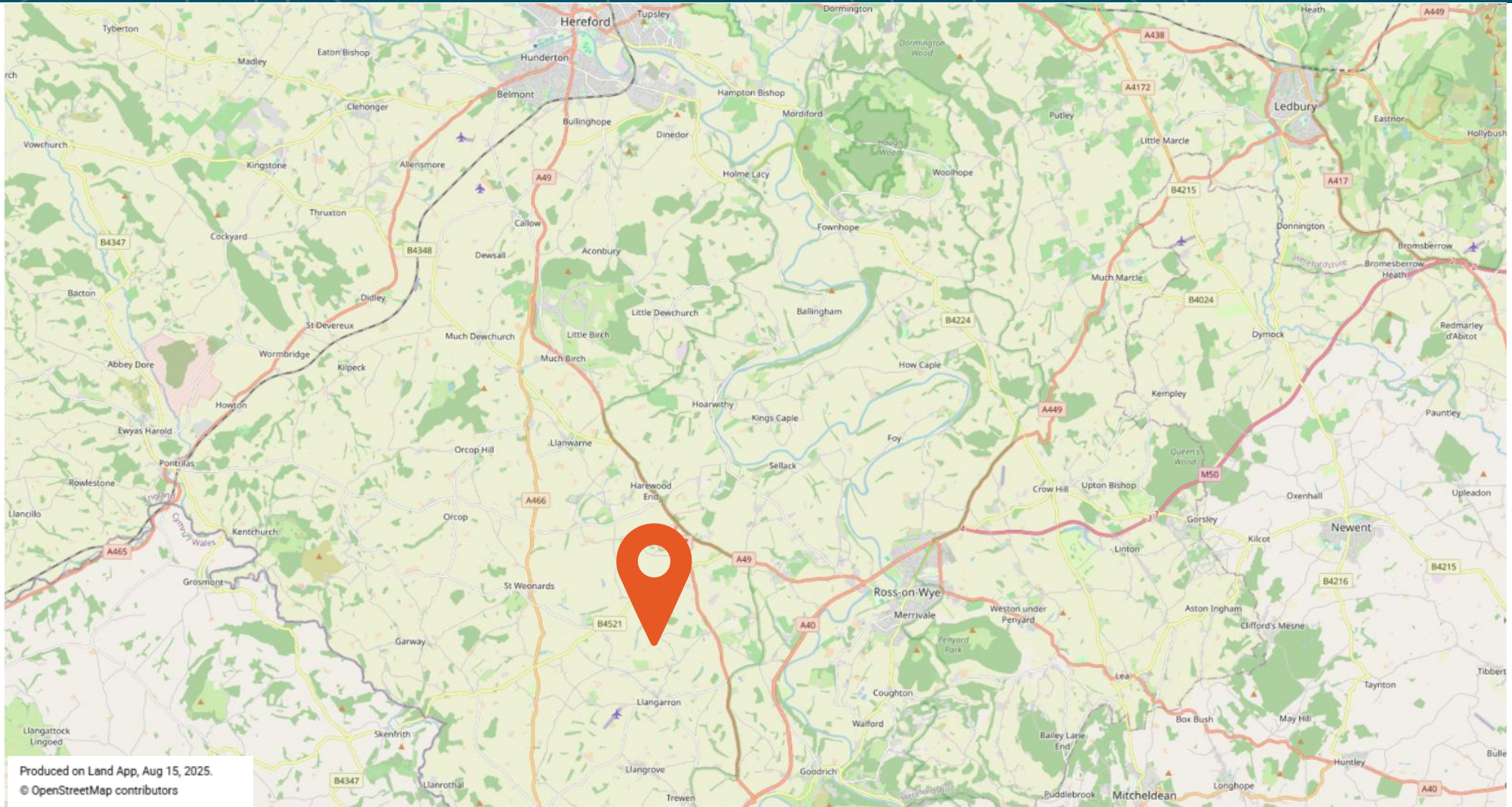
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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