

Rhydycar Farm St Weonards, Herefordshire, HR2 8PN
Guide price £1,750,000



Character & Country
PROPERTY SPECIALISTS



Rhydicar Farm St Weonards, Herefordshire, HR2 8PN

Guide price £1,750,000

Council Tax Band: C

Occupying a truly idyllic rural yet convenient location, a beautifully restored Grade II listed former farmhouse, barns with planning potential, stables, beautiful gardens and pasture land extending in all to approximately 11.5 acres TBV

SITUATION AND DESCRIPTION

The property is situated in one of Herefordshires most idyllic rural locations yet it is convenient for numerous local and regional centres including Hereford, Monmouth, Ross on Wye, Cardiff and Chepstow. The M4/M40 motorway at Newport and Chepstow providing excellent national communications.

The property itself is of considerable historical merit, St John Kemble- martyr was born in 1599 at Rhydicar Farm and at the time the property had connection to both Pembridge Castle and Charles 2nd. The present owners of the property have sympathetically and tastefully restored the property throughout incorporating numerous original features yet now providing luxurious and well appointed accommodation. In detail the property comprises:-

Entrance door to

ENCLOSED ENTRANCE PORCH

Door to

DRAWING ROOM

With flagstone floors, large fireplace incorporating wood burning stove, built in cupboards

DINING ROOM

With boarded floor, fireplace and wood burning stove

KITCHEN

Again with flagstone floor, granite and marble worksurface spaces, deep china sink, built in cupboards, island unit, large three oven Aga with stoves and warming plates, plus provision for electric oven if required, cupboards and drawers, plumbing for automatic dishwasher, alcoves, former bread oven. Access to

BREAKFAST ROOM

With external doorway, boarded floor, downlighting.

SNUG

With exposed stone walling and timbers, boarded floor, French doors to garden terrace

INNER HALLWAY

With access to

CELLARAGE

With feature barrelled ceiling and external access, in two principal compartments plus further storage

DOWN STAIRS WC

With WC and wash hand basin

OFFICE

With boarded floor, external doorway, Camray oil fired central heating boiler providing also for domestic hot water.

FIRST FLOOR

Stairway to

SPLIT LANDING

BEDROOM ONE

With pitched ceiling, boarded floor.

BEDROOM TWO

Again with boarded floor, bedroom fireplace, access to loft space.

BEDROOM THREE

With wardrobe

BEDROOM FOUR

Again with bedroom fireplace and wardrobe

MASTER BEDROOM FIVE

With vaulted ceiling, boarded floor, built in wardrobe, access to

LARGE ENSUITE BATHROOM

With bath, tiling, WC, wash hand basin, curved screened shower

LARGE FAMILY BATHROOM

Panelled bath, WC, curved shower thermostatically controlled, built in airing cupboard with direct pressure hot water cylinder.

OUTSIDE

A particular feature is the Former Wain House now forming a delightful substantial

GARDEN ROOM

With exposed stone walling, concrete flooring, exposed vaulted ceiling, oak doors to either end, fully insulated. A very useful and flexible room.

To the front of the property is a paved courtyard and extensive gravelled parking area, self contained converted former stables now forming very useful

MULTI PURPOSE UTILITY

A versatile and useful addition with scope for use as a home office or consulting room, holiday cottage/annexe for elderly/dependent relative or AirBnB subject to obtaining any necessary consents

OPEN PLAN KITCHEN AREA

BEDROOM AREA

Door to

SHOWER ROOM

With WC, wash hand basin and plumbing for automatic washing machine.

DETACHED STABLE BLOCK

Forming two stables, tack room and work shop

STONE BARN

With power and lighting, In two principal compartments plus storage

FURTHER DETACHED STONE BARN

AGENTS NOTE

We understand these barns have planning potential for development subject to any necessary consents.

THE GARDENS AND GROUNDS

The property is approached via tree lined driveway. The gardens are mainly situated to the side and rear of the property forming a delightful feature with a very extensive lawned terraced garden with seating area. Immediately behind the property is a delightful stone terrace for al fresco dining with beautiful flowering plants and shrubs, trellised archway, direct access to the Wain House, with further paddock beyond and extends beyond the Garron Brook which meanders through the gardens and grounds, which extend to approximately 11.5 acres TBV.





SERVICES

Mains electricity and water. Private drainage. Fibre broadband with excellent speed of 900m

LOCAL AUTHORITY

The Hereford Council

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Rhydicar Farm, St. Weonards, Hereford, HR2

Approximate Area = 3572 sq ft / 331.8 sq m (excludes open barns)

Limited Use Area(s) = 183 sq ft / 17.1 sq m

Annexe = 303 sq ft / 28.1 sq m

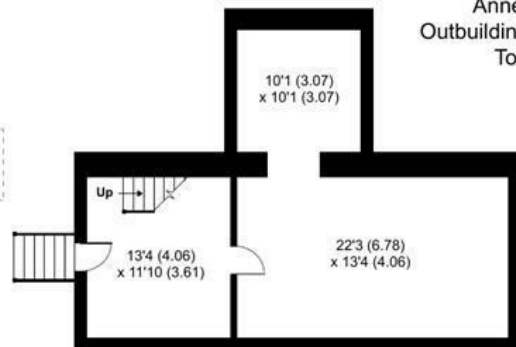
Outbuildings = 2616 sq ft / 243 sq m

Total = 6674 sq ft / 620 sq m

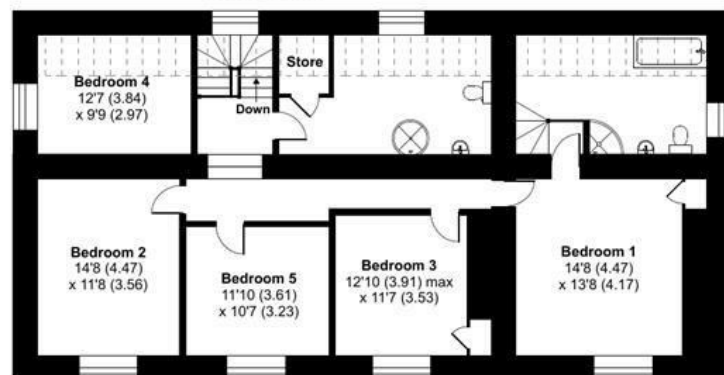
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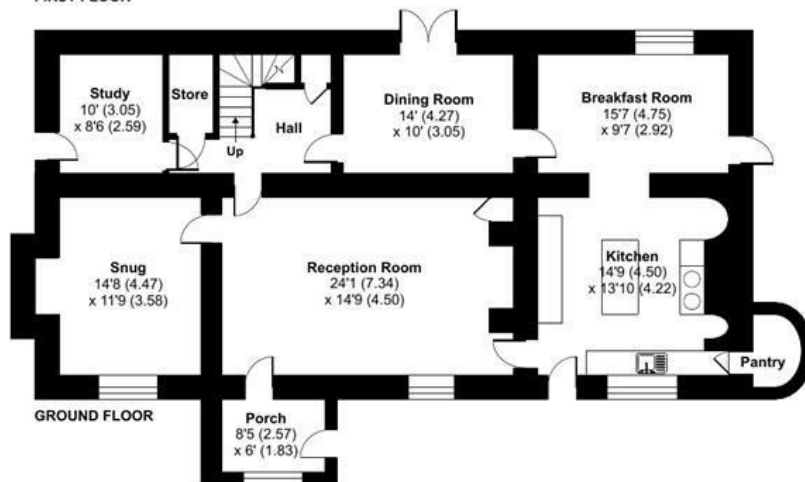
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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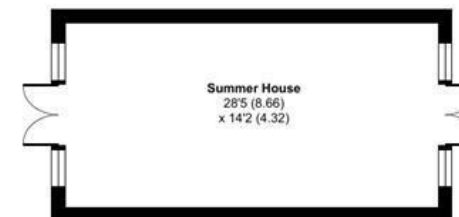
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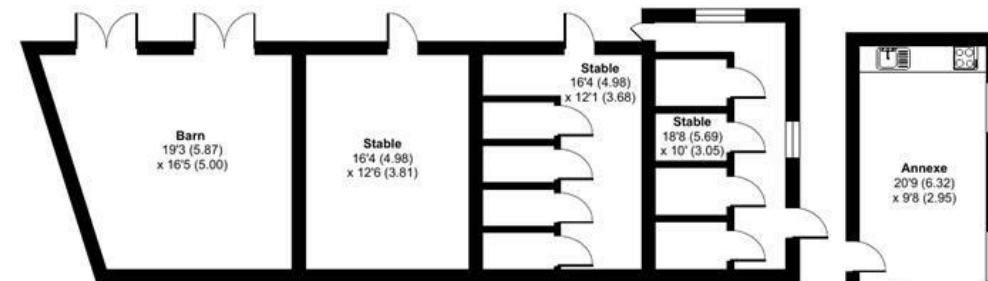
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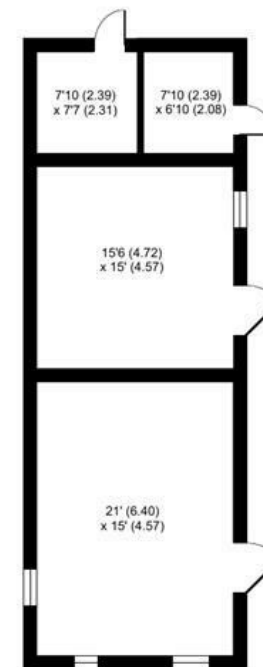
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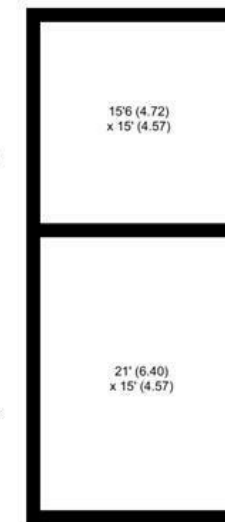
OUTBUILDING 4



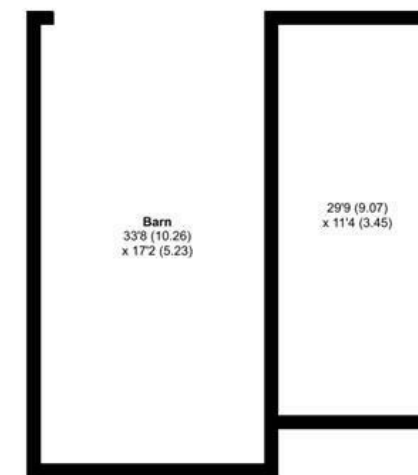
OUTBUILDING 2



OUTBUILDING 1 GROUND FLOOR



OUTBUILDING 1 FIRST FLOOR



OUTBUILDING 3

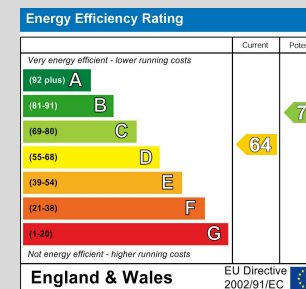


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- OCCUPYING A TRULY IDYLIC RURAL YET CONVENIENT LOCATION, A BEAUTIFULLY RESTORED GRADE II LISTED FORMER FARMHOUSE
- MULTI PURPOSE UTILITY WITH MUCH SCOPE FOR ALTERNATE USES
- MAIN ACCOMMODATION OF DRAWING ROOM, DINING ROOM, KITCHEN, BREAKFAST ROOM, SNUG, OFFICE
- FIVE BEDROOMS. ENSUITE AND FAMILY BATHROOMS.
- NUMEROUS EXPOSED TIMBERS AND EXTENSIVE OAK JOINERY
- BEAUTIFUL GARDENS AND PASTURELAND THROUGH WHICH THE GARRON BROOK MEANDERS, IN ALL APPROX 11.5 ACRES TBV
- STABLE BLOCK WITH 2 STABLES, TACK ROOM AND WORKSHOP
- BARNs WITH PLANNING POTENTIAL SUBJECT TO THE NECESSARY CONSENTS
- FORMER WAIN HOUSE NOW A BEAUTIFUL STONE AND OAK GARDEN ROOM