

Stanway, Dormington, Herefordshire, HR1 4EB  
Guide Price £1,200,000



Character & Country  
PROPERTY SPECIALISTS





# Stanway, Dormington, Herefordshire, HR1 4EB

## Guide Price £1,200,000

## Council Tax Band: TBC

**A rare smallholding opportunity with around 10 acres TBV including gardens, paddocks, and woodland. Detached four-bedroom home with multiple reception rooms, alongside an extensive range of outbuildings including garages, workshops, and animal housing.**

### SITUATION AND DESCRIPTION

Set in a rural location on the outskirts of the sought-after village of Dormington, this individual country home enjoys easy access to both Hereford (approximately 4 miles) and Ledbury (approximately 10 miles), making it ideally placed for those seeking a blend of space and convenience. The neighbouring villages of Bartestree and Fownhope offer a range of day-to-day amenities, including a village shop, doctors' surgery, pubs, and eateries, while the nearby River Wye and surrounding countryside provide plentiful walking and riding opportunities.

The area is well served by both primary and secondary schooling, with Mordiford and Fownhope offering highly regarded primary schools and a choice of secondary education in Hereford, including the Sixth Form College and Hereford Cathedral School. Mainline rail services are available from both Hereford and Ledbury, and the M50 motorway is accessible at Junction 2 (Ledbury), providing links to the wider motorway network.

Originally built in 1952 by local farmers, this substantial detached home has remained in the same ownership since 1986 and offers a rare opportunity to acquire a highly versatile country property set in around 10 acres of gardens, woodland, and pasture. The house itself provides generous and flexible accommodation with a solid fuel Rayburn and oil fired central heating.

The ground floor includes a spacious entrance hall with original wood parquet flooring, three reception rooms including a sitting room with open fireplace and a feature corner bar, and a kitchen fitted with solid oak units. There is also a conservatory, boot room, utility, rear lobby, and garage access from within the house. The first floor offers four bedrooms, three of which enjoy views over the gardens and paddocks, and all benefit from either built-in wardrobes or vanity units with basins. The property while already spacious offers excellent scope for incorporation of the garage and adjoining rooms, and potentially to create a first floor to this part of the building subject to obtaining any necessary planning consents, to create an annexe or work space, letting rooms or property capable of multi generational living.

Outside, the property is approached via a sweeping tarmac driveway leading to extensive parking and garaging, including a purpose-built double garage, a pole barn workshop with insulation, and a further detached sectional garage. Former swimming pool buildings now offer excellent storage and outbuildings, and the land has been thoughtfully divided into formal gardens, wooded areas, and gently sloping pasture with direct access gates. There are extensive outbuildings including aviaries, dog runs, and a chicken enclosure, with water supply to a cow shed at the woodland edge. The beautifully landscaped gardens are a particular feature, with ponds, secluded seating areas, and a wide variety of trees, creating a haven for nature and outdoor living.

In more details the property comprises:

### STANWAY

On the ground floor, the entrance hall with wood parquet flooring leads to the main reception rooms, including a spacious sitting room with open fireplace, exposed timbers, and a built-in corner bar. The dining room features a fireplace and double doors opening into the conservatory, which offers views and access to the garden. A well-fitted kitchen includes solid oak wall and base units, a double bowl sink, electric oven, solid fuel Rayburn, and space for a washing machine and fridge. Off the kitchen is a rear hall with an oil-fired central heating boiler, a utility room with further appliance space and sink, and a practical boot room. A ground floor bathroom provides a WC, pedestal basin, bath, and shower.

The first floor comprises four bedrooms, three of which enjoy garden or paddock views. Most bedrooms are fitted with built-in wardrobes and vanity units with wash basins. The main bathroom includes a basin, bath with shower over, airing cupboard, and towel rail. There is also a separate WC.

### OUTSIDE

The property is approached from a sweeping tarmac driveway, leading to a large parking area with garage integral to the house and further parking area beyond, with buildings comprising:

### THE BUILDINGS

Woodshed

Vehicle storage shed.

Purpose-built brick double garage block  
With concrete floors, insulation, power and light, two up and over doors.

Workshop / Pole Barn  
Insulated floor and walls, double access doors so it could be a garage, currently in use as a workshop, power and light.

Former Swimming Pool Building  
Now providing tool shed, storeroom, and the former changing rooms with WC and Wash Hand Basin.

Chicken Enclosure  
Located in the wooded area. Numerous aviaries, dog runs, peacock and general bird housing.

Secondary Garage  
Concrete sectional build with power and light, insulated floor, window, tiled roof, up and over door.

Storage shed at the rear of the garage with aviary and further secured birdcage. Further store / potting shed.

Greenhouse

Cow Shed  
Located at the end of the woodland. Pole barn with mains tap water. Currently divided for lambing. Corrugated sides and roof.

### THE LAND

Approximately 10 acres to be verified. Divided into three enclosures: Roughly 1 acre for house and gardens, 1.5 acres or thereabouts of woodland, and the remainder in three enclosures of gently sloping grass pasture with direct field access gates.

Woodland Area  
Comprises sweet chestnut, beech, ash, pine, firs, poplar, conifers, cherries, plum (both established and mature), variegated hazel. Within the formal gardens and vegetable gardens are Bramley apple, corkscrew willow, lilacs etc. There is a further small wooded area dividing the two fields, recently planted with 26 more trees.

### SERVICES

Mains electricity and water. Private drainage (Septic tank situated behind the former changing rooms with gated access for emergencies and emptying). Screened oil tank in a shed covered in honeysuckle, gravity fed to the boiler.

### VIEWINGS

Strictly by appointment with the agents





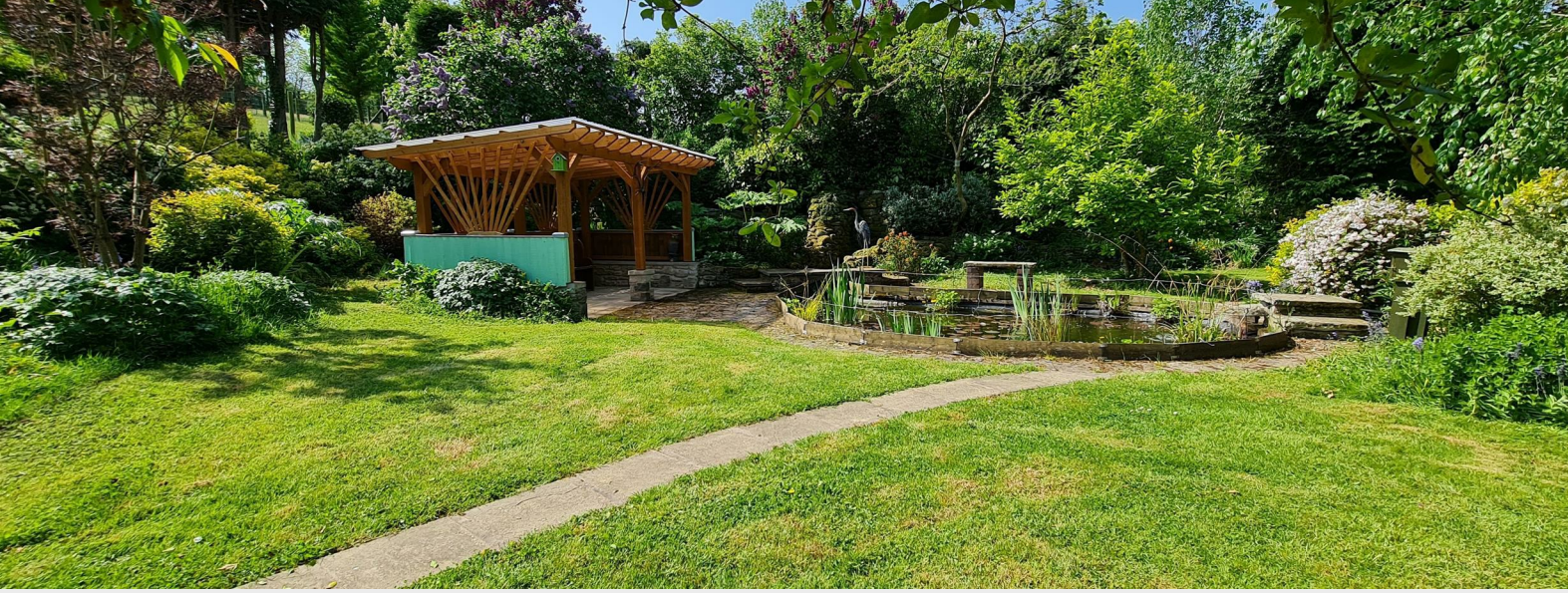




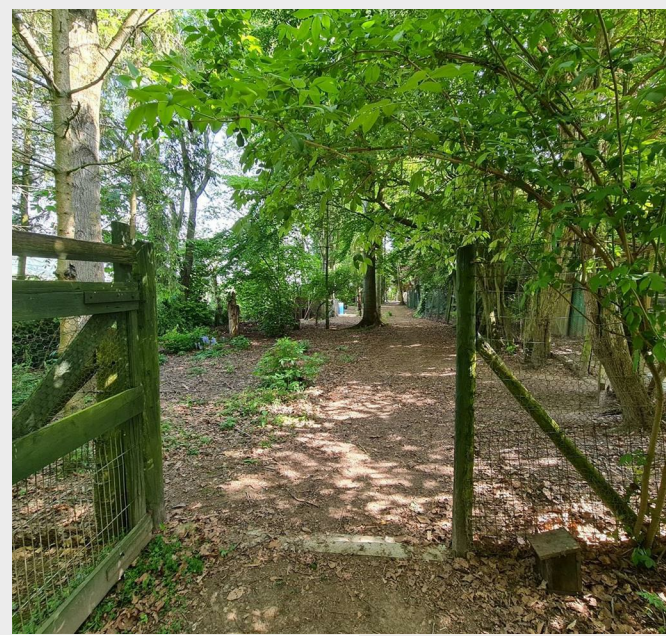
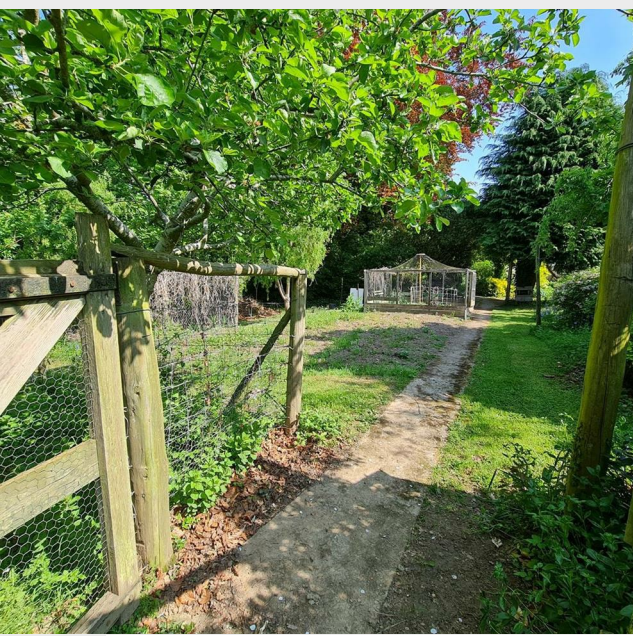










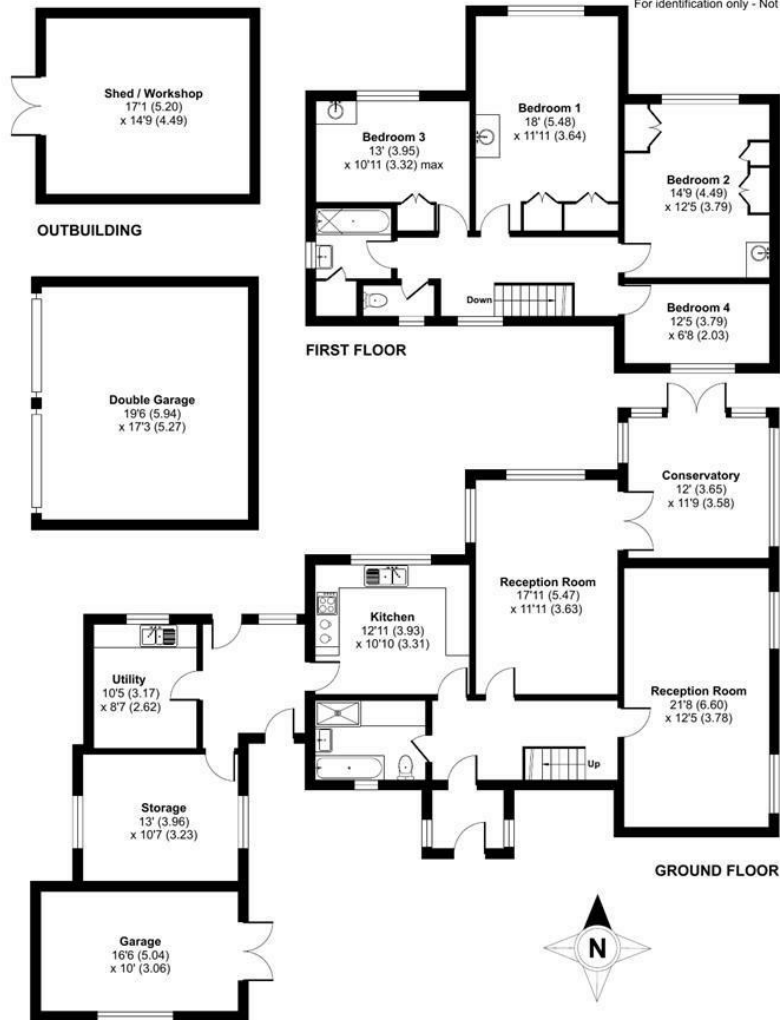




# Stanway, Dormington, Hereford, HR1

Approximate Area = 2140 sq ft / 198.8 sq m  
 Garage = 503 sq ft / 46.7 sq m  
 Outbuilding = 251 sq ft / 23.3 sq m  
 Total = 2894 sq ft / 268.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Character & Country. REF: 1254477



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- Around 10 acres (TBV) of paddocks with roadside access, woodland, and formal gardens.
- Numerous outbuildings including a pole barn workshop, purpose-built garaging (five potential garages in total) and storerooms.
- Animal housing with aviaries, dog runs, bird pens, and a cow shed with mains water.
- Former pool building now used as a tool shed, storeroom, and changing rooms with WC and basin.
- Detached four-bedroom home with three reception rooms and a conservatory
- Fitted kitchen with Rayburn, utility, boot room, rear hall, and attached garage.
- Ground floor bathroom plus first-floor bathroom and separate WC.
- Landscaped gardens with ponds, greenhouse, and a productive vegetable garden.
- Oil-fired heating, solid fuel Rayburn, and original wood parquet floors.
- Easy access to both Hereford and Ledbury

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

