



**BAGE MILL FARMHOUSE AND BARN**  
Lulham, Madley, Herefordshire HR2 9JP



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## BAGE MILL

Lulham  
Madley  
Herefordshire  
HR2 9JP

Guide Price:  
Offers in the region of £550,000

- Three bedroom detached dwelling in need of modernisation
- Outstanding 15th century Grade 2 listed Cruck Barn with planning permission for conversion to a 4 bed dwelling
- 3 acres of gardens and grounds
- Beautiful tranquil situation
- 2.27 acres available by separate negotiation



### SITUATION

Bage Mill is set in a tranquil location approximately half a mile north from the popular village of Madley, it is 7 miles to the west of the cathedral city of Hereford, and 15.4 miles east of the famous market town of Hay on Wye. The property is conveniently located offering good accessibility to all amenities but balancing that with the peaceful surroundings of the former water mill.



## DESCRIPTION

Bage Mill extends to a three-bedroom detached dwelling, a fascinating Grade II listed Cruck Barn which is possibly from the 15th Century with later extensions, including circa 3 acres of gardens, grounds and a paddock. The property is highly unique in nature and offers an abundance of potential.

The house has all the fundamentals of a spacious home with good room sizes and layout, it is in need of renovation and modernisation but will no doubt become a superb family home.

The Cruck Barn is fabulous, dating back to the 15th century it benefits from planning permission to convert the barn and adjoining outbuildings to an outstanding four bed dwelling offering an abundance of accommodation and living space. The historic features of the barn are truly remarkable and highly unique for the area, the conversion will inevitably be outstanding.

Along with the house and barn there is circa 3 acres of grounds including woodland, streams and the site of the former water mill. There is a separate 2.27 acre grass paddock adjoining the property, available by separate negotiation.



## ACCOMMODATION – BAGE MILL HOUSE

**Rear Porch** – stone floor, with UPVC double glazed windows to side and rear of property, leading to kitchen and reception room.

**Kitchen with Reception** – electric cooker, base units with stainless steel double draining sink, window to side of property, large radiator, open to reception room with double aspect with windows to front and side, generous proportions, with storage cupboard.

**Second Reception Room** – window to side of property, stone fireplace, and original front door.

**Front Porch** – UPVC windows to front and sides of property, leading into second reception room.

**Sitting Room** – fireplace, and window to side of property.

### Upstairs

**Landing** – useful airy space.

**Bedroom 1** – Double bedroom with window to side of property.

**Bedroom 2** – Double bedroom with window to rear of property.

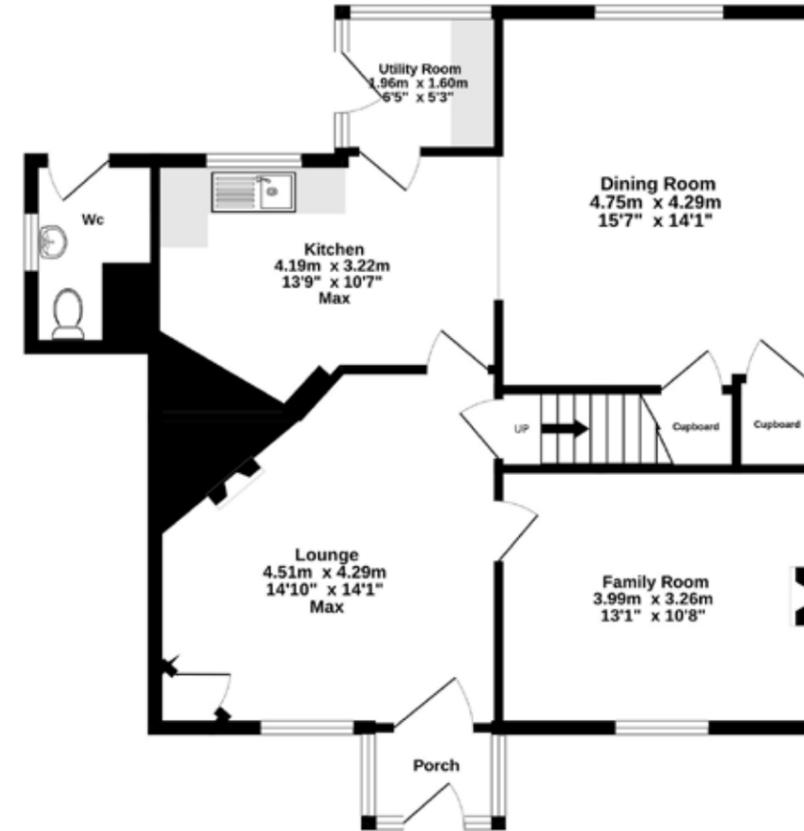
**Bedroom 3** – Double bedroom with window to side of property.

**Bathroom** – bath, WC, pedestal wash hand basin.

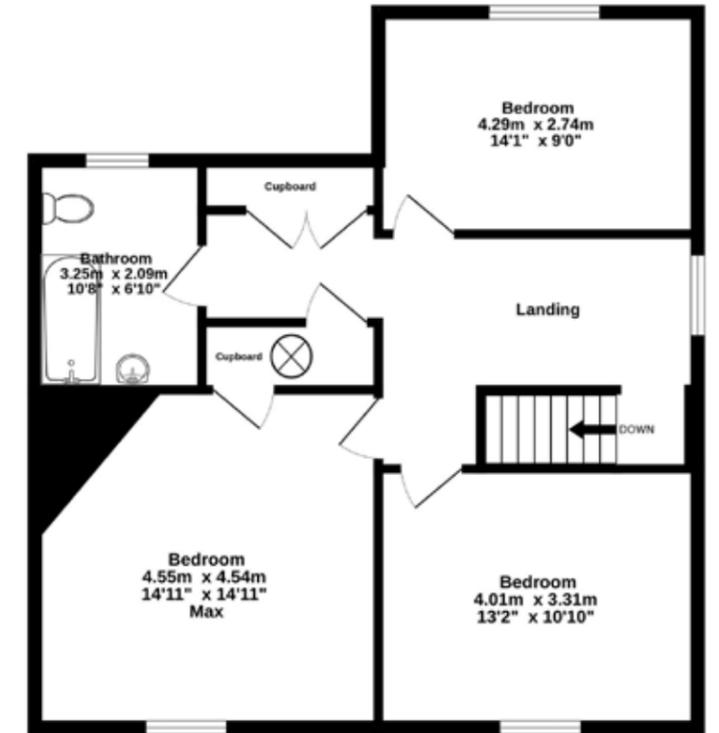




Ground Floor  
72.4 sq.m. (779 sq.ft.) approx.

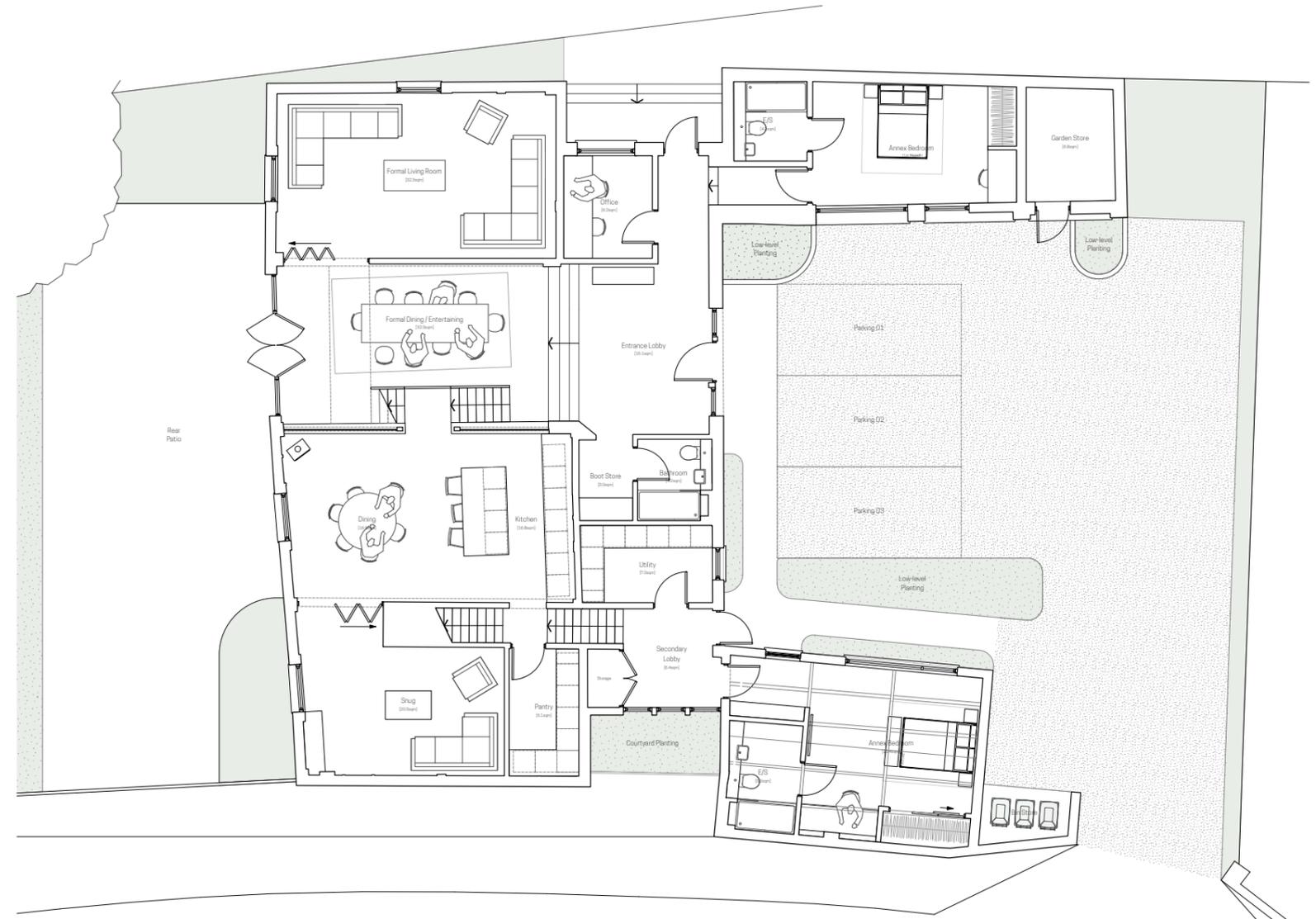


1st Floor  
65.0 sq.m. (700 sq.ft.) approx.

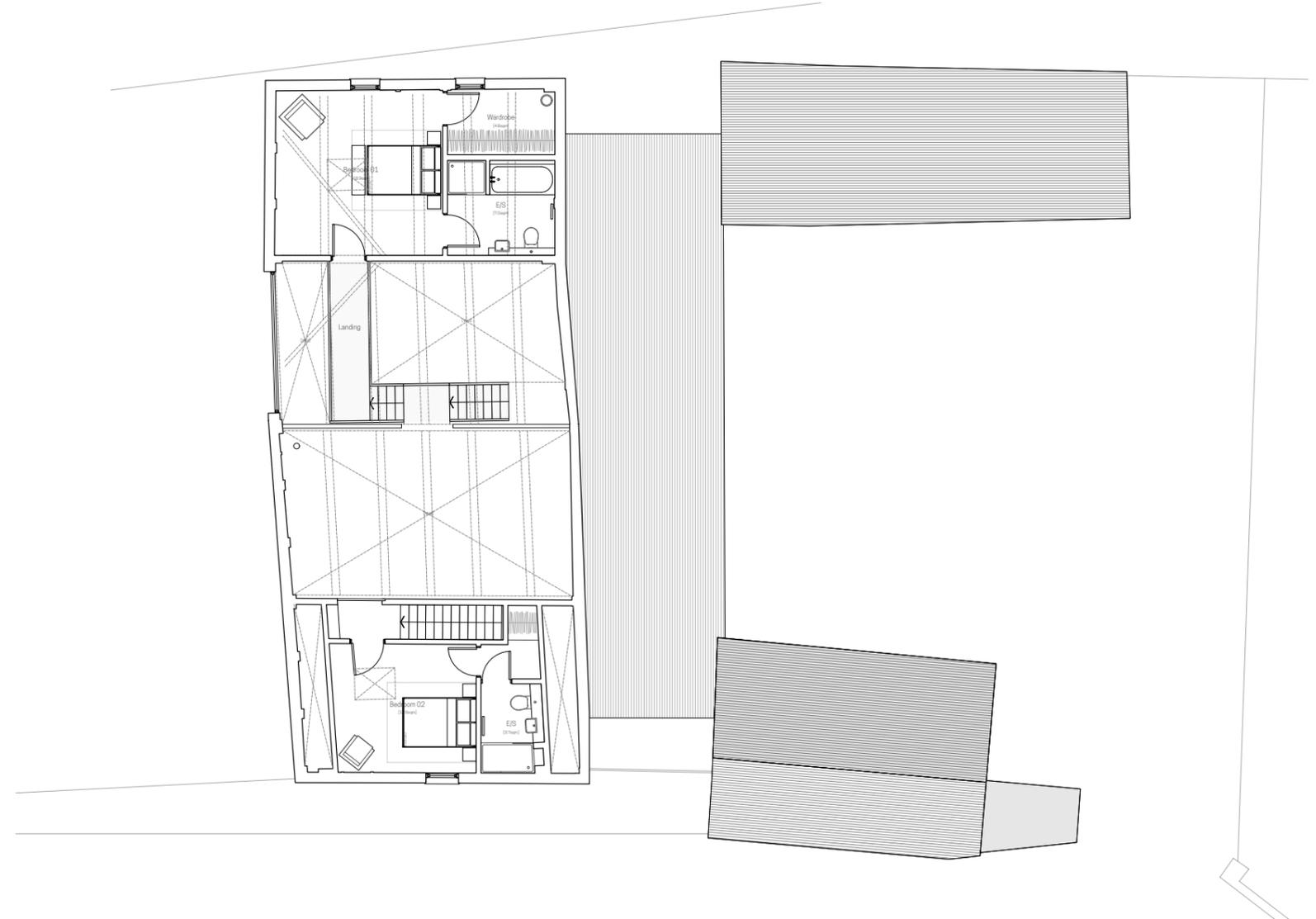


TOTAL FLOOR AREA: 137.4 sq.m. (1479 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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111 | PROPOSED GROUND FLOOR PLAN  
1:50@A1 / 1:100@A3



112 | PROPOSED FIRST FLOOR PLAN  
1:50@A1 / 1:100@A3

## OUTSIDE

### Outbuildings

The property has a range of small outbuildings including a brick and tile workshop/potting shed, outside WC, a garage which is split over three sections and a block agricultural building. The garage and block building have been included in the planning for conversion of the main Cruck Barn.

### Gardens & Grounds

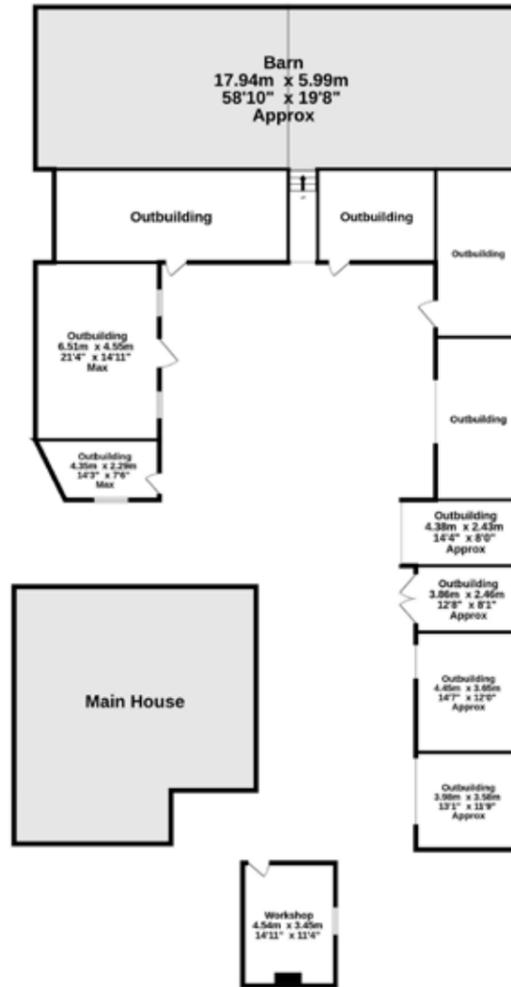
The property benefits from circa 3 acres of grounds including woodland, streams and grassy areas.

### Land

Available by separate negotiation, there is a 2.27 acre grass paddock adjoining the property, this is gently sloping and south facing.



Ground Floor  
376.6 sq.m. (4054 sq.ft.) approx.



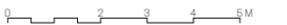
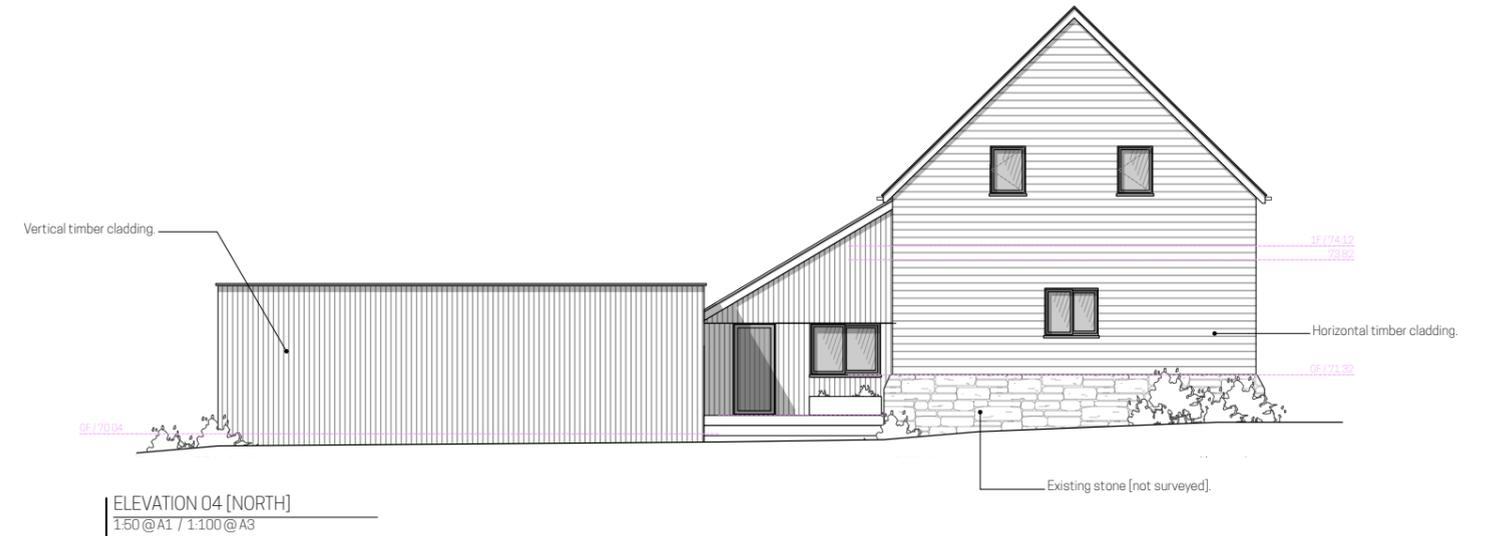
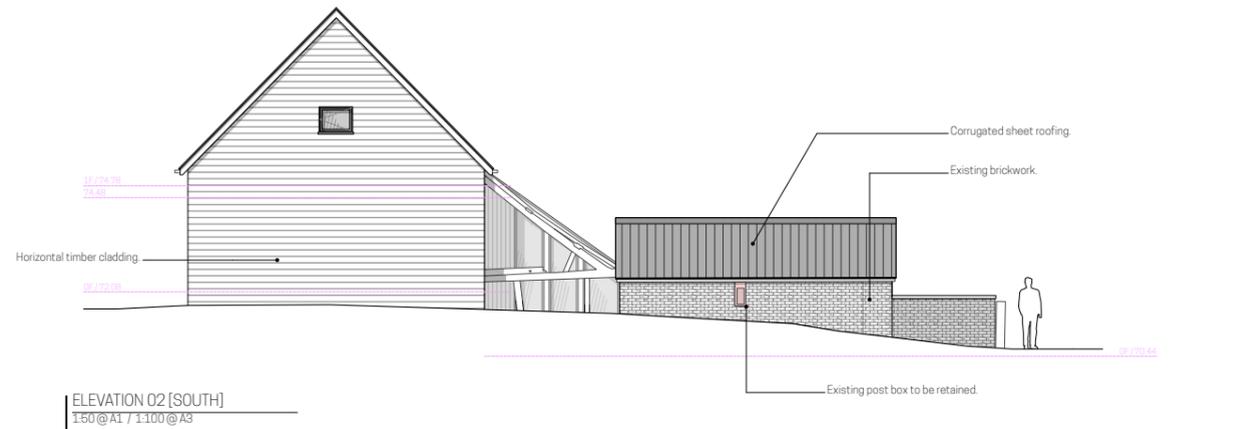
**WATKINS RURAL**  
Chartered Surveyors & Agricultural Valuers

TOTAL FLOOR AREA: 376.6 sq.m. (4054 sq.ft.) approx.  
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## PROPOSED ACCOMMODATION – CRUCK BARN

The proposed conversion of the Cruck Barn extends to 4 double bedrooms including two ensuite bedrooms on the ground floor. A feature entrance lobby, leading to a formal dining area, an open-plan kitchen diner with separate pantry, with an adjoining snug, and a separate formal living room form the remaining accommodation on the ground floor. On the first floor there are two further ensuite bathrooms, one having its own stair case, the main space of the first floor will be void over the feature dining room to maximise the glorious character features.



## PLANNING PERMISSION

The Local Planning Authority is Herefordshire Council. Planning Consent and Listed Building Consent were granted on Wednesday 27th September 2023, a copy of the Decision Notice is available from the Agent.

The application that has been approved is detailed below:

P231972/F - Proposed residential conversion of existing dilapidated cruck frame barn and its associated outbuildings into four-bed dwelling.

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=231972&-search-term=bage%20mill](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231972&-search-term=bage%20mill)

## P231973/L - LISTED BUILDING CONSENT

Please see the proposed scheme drawings for further information. Parties may wish to discuss the scheme with Koda Architects who have developed the scheme.

## GRADE 2 LISTING

The Grade 2 listing from English Heritage reads as “Barn. Possibly C15 with later extensions. Timber-frame with weather-boards, corrugated iron and stone slate roof. Four bays aligned roughly north/south. East elevation has weatherboarded lean-to

with three entries, one to left and two, juxtaposed, to right of centre. West elevation has full-height wagon entry to threshing floor in second bay from left. Interior has bays defined by crucks with collars and cruck spurs; second truss from south end has tie- beam; wall-frames are of heavy scantling with square panels between cill and wall-plate. Bage Mill Farmhouse is not included in this list.”

## ACCESS

The property has two entrances from the roadside, including an existing gateway to the east side of the house, and there is a further gateway situated between the barn and the house.

## SERVICES

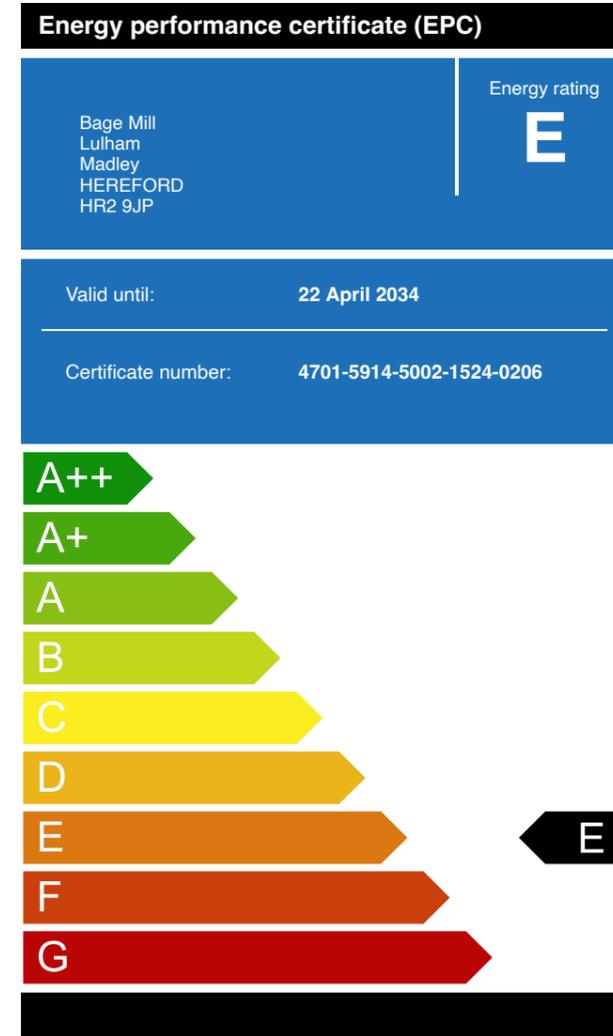
The house has mains electricity, oil central heating, septic tank drainage but does not currently have a mains water supply. The property to date has always been served from a natural spring located in the property boundary which has never failed to the knowledge of the vendors. Buyers are to make their own enquiries with Welsh Water about the viability of a mains connection.

## TENURE

Freehold with vacant possession upon completion of sale.

## EPC

EPC Rating Bage Mill: E



## COUNCIL TAX

Council Tax Band Bage Mill: D

## DIRECTIONS

If coming from Hereford direction, when in Madley, turn left after the Red Lion pub sign posted Bridge Sollars, past the new housing development on your left, proceed on this road for 0.5 miles and Bage Mill is situated on your right hand side, and will be indicated by the Agent’s “For Sale” board.



[minivans.skewing.lands](https://minivans.skewing.lands)

## MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

## LOCAL AUTHORITIES AND PUBLIC UTILITIES

### Herefordshire Council

Plough Lane,  
Hereford, HR4 0LE

### Welsh Water Dwr Cymru

Pentwyn Road, Nelson, Treharris,  
Mid Glamorgan, CF46 6LY

### National Grid

Vincent Carey Road,  
Hereford, HR2 6LB

## SITE PLANS

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

## HEALTH & SAFETY NOTICE

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused. The Agents advise particular care is taking when inspecting the Cruck Barn due to low doorframes.

## VIEWINGS

Strictly by appointment with the Agents.

### Ellie Watkins of Watkins Rural

Tel: 01981 792987  
Email: [ellie@watkinsrural.co.uk](mailto:ellie@watkinsrural.co.uk)

### John Goodwin

30 Gloucester Road,  
Ross on Wye, HR9 5LE  
Tel: 01989 768320  
Email: [amanda@johngoodwin.co.uk](mailto:amanda@johngoodwin.co.uk)  
Website: [www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)

## IMPORTANT NOTICE

Watkins Rural and John Goodwin for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but The Agents nor the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) The Agents, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.



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**WATKINS RURAL**  
Chartered Surveyors & Agricultural Valuers

**JOHN  
GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

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