

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A RARE OPPORTUNITY TO PURCHASE A SUBSTANTIAL COUNTRY HOME SITUATED IN A SECLUDED POSITION ON THE EDGE OF THE POPULAR VILLAGE OF MATHON AFFORDING FANTASTIC VIEWS ACROSS SURROUNDING COUNTRYSIDE TOWARD THE MALVERN HILLS AND OFFERING FIVE BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, BREAKFAST KITCHEN, THREE BATHROOMS, EXTENSIVE RANGE OF OUTBUILDINGS AND GROUNDS EXTENDING TO APPROXIMATELY FIVE ACRES.**

EPC F.

## Stonehouse Farm – Guide Price £1,400,000

Moorend Cross, Mathon, Malvern, Herefordshire, WR13 5PS

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 RICS®



# Stonehouse Farm

## Location

Stonehouse Farm is situated in an AONB on the edge of the popular village of Mathon. The village lies on the borders of Herefordshire and Worcestershire in the heart of unspoilt countryside and within reach of numerous footpaths, bridleways and walks including the range of the Malvern Hills, which are only a short drive away.

Mathon has a Parish Hall and is approximately four miles from Great Malvern, just over three miles from the well served village of Colwall and about eight miles from Ledbury, all of which provide a comprehensive range of amenities. There are mainline railway stations in Great Malvern, Colwall and Ledbury and Junction 7 of the M5 motorway at Worcester is about eleven miles.

## Property Description

Stonehouse Farm is an exceptional country home believed to date back in parts to the 17th century. The property occupies a delightful position surrounded by open countryside and enjoys fantastic far reaching views toward the Malvern Hills.

The property has been a much loved family home for over 20 years for the current owners. It has been superbly maintained and the current owners have invested heavily in upgrading all aspects including a new oil fired central heating system, rewiring, newly laid solid oak flooring and replacement windows to the front of the property. There are a number of noteworthy features including extensive exposed timbering, attractive fireplaces in both principal reception rooms and cottage latch doors.

The accommodation extends to approximately 3280 sq ft and is arranged over four floors. The property is approached at ground floor level with an open porch leading to a dining room, farmhouse style breakfast kitchen with walk in pantry/utility room, drawing room enjoying a triple aspect, study and cloakroom. On the first floor a half-landing leads to the master bedroom. A further landing leads to a bedroom and a bathroom and a guest suite with a dressing room and shower room with stairs to the bedroom above. On the third floor there are two further double bedrooms served by a bathroom. On the lower ground floor there are **TWO CELLAR ROOMS**, both with good head height, providing useful additional storage space.

Outside, Stonehouse Farm is approached by a gravelled driveway providing ample off road parking and in turn leads to a carport and a garage. There is also a covered passage with an external staircase leading to a **HOME OFFICE** located above the garage.

The grounds belonging to Stonehouse Farm are a true delight and comprise a formal garden with manicured lawns, small orchard, vegetable patch, games field and **TWO PADDOCKS**. There are an extensive range of **OUTBUILDINGS** including a 7 bay stable block and a Dutch barn with two adjoining stores. The grounds in total extend to **APPROXIMATELY FIVE ACRES**.

With so much to offer, the agents recommend an early inspection to appreciate this unique opportunity.

The accommodation with approximate dimensions is as follows:

**Open Porch** Outside security light. Part glazed door with matching side panel leading to

**Dining Room 6.95m (22ft 5in) x 4.65m (15ft)** Large front facing window with deep window sill, exposed ceiling beams, feature exposed brick fireplace with inset wood burning stove, wall lights, radiator, telephone point, TV point, tiled floor. Stairs to first floor with open understairs storage. Door to **CELLARS** (described later).

Door to

**Kitchen/Breakfast Room 6.64m (21ft 5in) x 2.84m (9ft 2in)** The kitchen enjoys a dual aspect with views across the adjoining paddock toward the Malvern Hills to the side and across the garden at the front. It is fitted in a classic farmhouse style and includes a range of cream coloured solid wood floor mounted units with solid oak work surfaces over and matching upstands. The kitchen is equipped with an oil fired **AGA** with two ovens and twin hot plates, a separate electric Siemens **OVEN** and a 4-ring induction **HOB**. There is space for a dishwasher and a fridge freezer.







Door to

**Rear Lobby 2.82m (9ft 1in) x 1.60m (5ft 2in)** Exposed ceiling beams, downlighters, tiled floor. Glazed door to outside. Door to

**Pantry/Utility Room 1.80m (5ft 10in) x 1.70m (5ft 6in)** Side facing window, ceiling light, fitted shelving, Butlers sink.

**Drawing Room 5.47m (17ft 8in) x 5.32m (17ft 2in)** An elegant room enjoying a triple aspect with an impressive bay window overlooking the garden and two side facing windows with views across the adjoining paddock toward the Malvern Hills. Downlighters, feature fireplace with polished wood surround and Camelot open fire with antique cast iron grate, three radiators, telephone point, TV point, solid oak flooring. Part glazed door to outside.

**Study 4.03m (13ft) x 2.35m (7ft 7in)** Side and rear facing windows with views toward the Malvern Hills. Downlighters, wall lights, radiator, telephone point, solid oak flooring.

**Cloakroom** Suite comprising pedestal wash hand basin with tiled splash back, low level WC. Downlighters, wall light, extractor fan, radiator, tiled floor.

**First Floor Half Landing** Window to front, exposed timbers, radiator, oak flooring. Door to

**Bedroom 1 5.78m (18ft 8in) x 4.78m (15ft 5in)** Beautifully light dual aspect room with views overlooking the paddock toward the Malvern Hills. Downlighters, exposed timbers, two radiators, telephone point.

**Please note** there is plumbing available in the bedroom should someone wish to create an en suite shower room.

**Landing** Doors leading to Bedroom Two, Bathroom and Dressing Room.

**Bedroom 2 4.26m (13ft 9in) x 3.07m (9ft 11in)** South facing window enjoying delightful garden views. Exposed timbers, radiator, oak flooring.

**Bathroom 2.84m (9ft 2in) x 2.40m (7ft 9in)** White suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, low level WC, bidet. Rear facing window, exposed timbers, recessed ceiling lights, oak flooring.

**Dressing Room 3.41m (11ft) x 3.35m (10ft 10in)** South facing window overlooking the garden, exposed timbers, two useful fitted storage cupboards, radiator, telephone point, oak flooring. Stairs leading to Bedroom 5.

Steps down to

**Shower Room** White suite comprising walk in shower cubicle with tiled surrounds, pedestal wash hand basin, low level WC. Rear facing window, recessed spotlights, radiator.

**Bedroom 5 4.80m (15ft 6in) x 4.26m (13ft 9in)** With some restricted head height. Side facing window with views toward the Malvern Hills, ceiling lights, extensive exposed timbering.

**Second Floor Landing** Window with views toward the Malvern Hills.

**Bedroom 3 4.16m (13ft 5in) x 3.92m (12ft 8in)** Rear facing window, access to loft space, exposed timbers, fitted cupboards, oak flooring.

**Bedroom 4 4.54m (14ft 8in) maximum x 4.26m (13ft 9in)** South facing window with views over the garden and toward the Malvern Hills. Exposed timbers, useful fitted cupboards, oak flooring.

**Bathroom** White suite comprising panelled bath with Mira shower over, curved shower screen and tiled surrounds, wash hand basin, low level WC. Side facing window, recessed spotlights, exposed timbers, oak flooring.

**Lower Ground Floor** Accessed from the Dining Room with steps down to

**Cellar 1 4.54m (14ft 8in) x 2.63m (8ft 6in)** With good head height and space for additional kitchen appliances. Door to

**Cellar 2 4.54m (14ft 8in) x 3.61m (11ft 8in)** Space and plumbing for washing machine and tumble dryer. Floor mounted oil fired boiler. Door to outside.



## Outside

Stonehouse Farm is approached by a gravelled driveway leading to a generous area of parking and a covered carport. There is access to a **GARAGE** (18'3" x 15'2") with an electronically operated up and over door, electricity connected and a personal door leading to the garden. There is an adjoining **COVERED PASSAGE** with an external staircase leading to an **OFFICE ROOM** (15'3 x 12'10) located over the garage. The office has a window, ceiling light and telephone point.

The grounds belonging to Stonehouse Farm are a true delight and it is hard to do them justice within the confines of these details. The grounds comprise a formal garden with manicured lawns, an impressive display of topiary and herbaceous borders stocked full of perennials and roses. There are two flagstone seating areas, an attractive stone built pond and an ornamental water staircase. There is a designated vegetable patch with a Hartley **GREENHOUSE**, cutting garden and a small orchard with cherry and apple trees. **TWO SHEDS**.

Within the grounds there is a games field, ideal for playing cricket and bowls. There are **TWO PADDOCKS**, one with a field shelter. The grounds in total extend to **APPROXIMATELY FIVE ACRES**.

**Stable Block** There is a separate vehicular access leading to the **7 BAY STABLE BLOCK** with a large concrete hardstanding area. The stables have power and water connected together with security lighting and security cameras. There are also 16 PV solar panels on the roof.

**Dutch Barn 9.09m (29ft 4in) x 4.52m (14ft 7in)** With wooden doors and an adjoining open store (16'10 x 7'10) and log store (12'2 x 6'6).



**Directions** From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Bear right at the railway station on to the B4214 Bromyard Road and continue out of Ledbury. Proceed through the village of Bosbury heading towards Cradley. Before reaching Cradley, turn right signposted to Colwall and Coddington. Continue along this road for approximately 1 mile and then turn left signposted to Colwall and Mathon. Continue along this road for 1 mile and the driveway for Stonehouse Farm can be found on the right hand side.

**Services** We have been advised that mains electricity and water are connected to the property. Heating is oil fired. Drainage is to a private system. Cable broadband is available via Gigaclear. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

**Tenure** We are advised (subject to legal confirmation) that the property is freehold.

**General** Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

**Viewing** By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

**Council Tax** COUNCIL TAX BAND 'G'. This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

**EPC** The EPC rating for this property is F (32).



**Ledbury Office**  
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