



SITUATION

Bodenham 3.5 miles, Leominster 6 miles, Hereford 11 miles, Bromyard 11.5 miles, Ludlow 13.5 miles, Ledbury 18.5 miles

The Stables occupies a glorious rural location, tucked away in a peaceful setting within the parish of Risbury, along a "no through road" being well placed for both Hereford and Leominster, communications to main roads are within a short drive which provides access to the Midlands, London and the South.

- Modern Agricultural Barn with Stabling and Fodder Area.
- Mobile Double Stable with All Weather Turnout Area
- Further Storage Sheds.
- Paddocks & Orchard.
- Ample parking for cars and horseboxes.

Grounds of approx. 5.6 Acres

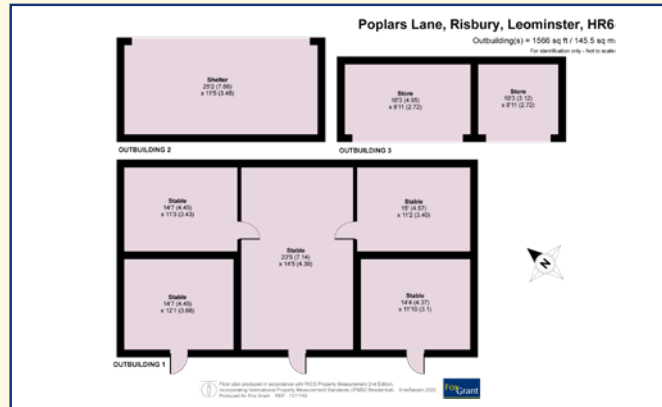
The Stables The Stables is well set back off the road and enjoys a private rural location. Ideal for anybody with equestrian or smallholding interests. There is good outriding from the property, directly onto a bridlepath.

Local, Sporting & Recreation The neighbouring village of Bodenham offers several local amenities with village hall, primary school, public house, garage and church. The Market Town of Leominster offers a good range of shops, supermarkets, doctor's surgery, restaurants and traditional pubs. For more extensive retail and cultural therapy at Malvern and Worcester are easily accessible. The surrounding area offers a wealth of sporting and recreational opportunities.

The region is renowned for its strong equestrian industry and the property is well located for many competition centres including Bromyard Equestrian and Hartpury College Equestrian Centre. Horseracing is at Cheltenham, Chepstow, Hereford, Ludlow and Worcester. Pony Club is with North Hereford Pony Club.

THE STABLES

The property is approached via a country lane that leads on to a stone driveway, leading into the parking area in front of the Agricultural Barn for several cars. The Agricultural Barn is of steel construction with internal stables within and fodder area, on the roof are the Solar Panels for the electricity. Opposite is the mobile stable with all-weather turnout area, there is a paddock to the side of this with access onto the fenced off bridle path that lines to the boundary side. The main three paddocks are beyond the yard and are landlocked on both sides, with natural hedges and stock fencing.



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Plans, Areas and Schedules Based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof

LOCAL AUTHORITY Herefordshire Council 01432 266660

SERVICES Mains electricity and water. Solar Panels.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

Postcode: HR6 0NN

WHAT3WORDS ///passports.cashier.ants



VIEWINGS

Strictly by appointment 01432 367802 or email liz@foxgrant.com



Directions From Hereford proceed out on the A465 Worcester Road at the roundabout take the second exit for Sutton-St-Nicholas. Proceed through the village of Sutton-St-Nicholas and Bodenham. At the T Junction by the Englands Gate Pub turn left onto the A417. Proceed down the road and take the right turn opposite garage for Stoke Prior & Risbury. Continue for about 2 miles and turn Right for Risbury. Continue along this road to the crossroads and proceed straight across. The Stables is about 0.25 miles down track. The lane is located on the right handside.



Liz Langford

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COUNTRY
& VILLAGE

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