



Caldicott Farm, Holme Lacy, Hereford HR2 6PH





**Caldicott Farm,  
Holme Lacy,  
Hereford  
HR2 6PH**

#### Summary of features

- Standalone detached 4 bed farmhouse.
- Separate 2 bed annex
- 2 Large barns with planning permission.
- 3 acres of gardens and paddock ideal for horses.

**Asking price £995,000**

#### Description

A detached and substantial stone farmhouse enjoying a stand alone position off a country lane with an annex, two large stone barns and about 3 acres of land and gardens. The principal property is a typical farmhouse having much character with thick stone walls, fireplaces, exposed beams and spacious rooms. The property is oil-fired central heated and has four Reception Rooms with Kitchen/Breakfast Room, Utility, Cloakroom and Cellar, whilst to the first floor there are 4 double Bedrooms and 2 Bathrooms.

Adjacent to the property and surrounding a lawned courtyard area is the annex and two substantial barns, both having residential planning for conversion. The former is a detached stone built property being beautifully presented and offers a useful income as ancillary accommodation or holiday cottage. The two barns again are both stone built, the one measuring about 2,800 square feet (external measurements) over two floors and the other just under 3,700 square feet. The remainder of the grounds comprise a wide parking area, triple Car Port and Stabling and around 3 acres of valuable land.

A rare opportunity for buyers looking for a substantial house with a range of barns with potential and useful amount land.

#### Situation

Set in this elevated position away from the Village of Holme Lacy, the property stands with fine surrounding views over farmland.

The Village of Holme Lacy itself is approximately 2 miles away, which has the Warners Hotel (Holme Lacy House), Agricultural College and shop, but the nearer Village of Little Dewchurch has Primary School, Church and a regular bus service into Hereford and Ross on Wye. The area is well known for its many footpaths around the

beautiful surrounding countryside. Hereford Steiner Academy is about 4 miles away and main shopping would be Hereford City Centre or Ross on Wye town, from where there are excellent road links to South Wales and the Midlands.

#### Accommodation

##### Reception Hall

With Oak stairs to first floor. Door to –

##### Dining Room

With brick fireplace, cupboard, arch to –

##### Kitchen

With large Aga, exposed stone walling, corner cupboard, Belfast sink, further cupboards.

##### Lobby

With door to Conservatory and door to –

##### Utility Room

Having sink and plumbing and space for washing machine.

##### Cloakroom

With WC low flush suite.

##### Conservatory

Having windows overlooking the rear garden and paddock, double doors to outside.

##### Sitting Room

Having wood burning stove set into stone fireplace, exposed beams and door to –

##### Living Room

With stone fireplace and inset stove, exposed beams.

From the hallway stairs lead down to a –

##### Single Cellar Room

Housing oil-fired central heating boiler.

Stairs lead from the Reception Hall to –

##### First Floor

##### Landing

Having double glazed window with views and fitted cupboard.

**Bedroom 1**

Having exposed beams, old fireplace.

**Bedroom 3**

Having exposed beams.

**Inner Landing**

Having fitted cupboards.

**Bedroom 4**

With sloping ceilings, cupboards.

**Bathroom**

Comprising bath with wash hand basin, WC low flush suite, bidet and double glazed window.

**Dressing Room**

With shelving.

**Bedroom 2**

Having exposed beams and radiator.

**Bathroom 2**

Having bath, pedestal wash hand basin, shower cubicle and WC.

**Annex:**

Front door leads to –

**Reception Hall****Shower Room**

With shower, WC, wash hand basin and WC low flush suite.

**Bedroom 2**

Having Velux and windows.

**Kitchen/Living Room**

With area for seating and kitchen area with work surface, stainless steel drainer sink unit, oven and hob, double glazed window and door overlooking the courtyard area. Door through to

**Bedroom 1**

Having double glazed windows and exposed beams.

**Agent's Note:**

This property, known as 'The Cart Shed' has been used as holiday accommodation providing useful additional income. It has been modernised in recent years making use of its natural character.

**The Barns:**

There are two substantial stone built barns on which planning has been obtained under Application No. B203543/F for three years from 5<sup>th</sup> August 2022 for conversion into residential properties.

'The Fruit Barn' proposed accommodation extends to 2,841 square feet (external measurements) arranged over two floors and briefly comprising; large open plan Kitchen/Dining Room, Living Room, Snug, Utility/WC and to the first floor 4 double Bedrooms, 2 En Suites and family Bathroom.

The 'Hay Barn' proposed accommodation extends to just under 3,700 square feet (external measurements) arranged over two floors with; large Kitchen, Dining Room, Lounge, Sitting Room and Office and to the first floor 4 double Bedrooms, En Suite Shower Room and Bathroom.

**Outside:**

The property is approached via a tree lined drive leading to a wide parking area and triple Car Port and Stables. There are domestic gardens which incorporate the lawned courtyard area, where there is a variety of mature trees and shrubs.

A gate leads to the paddock, which is fenced/hedged and is ideal for ponies and adjoins neighbouring farmland.

**Services:**

Mains electricity and water. Oil-fired central heating.

**Tenure:**

Freehold.

**Directions:**

Leave Hereford going south along the A49, taking the left turn at The Broadleys Pub onto the B4399 and at the mini roundabout turn right following the signs to Little Dewchurch. Follow the country lane through Green Crize, passing the turn for

Aconbury and at the top of the bank take the minor left turn on a right bend along a narrow country lane, where the property will be seen at a road junction on the left hand side.

**What3Words**

Escape.glorified.wimp





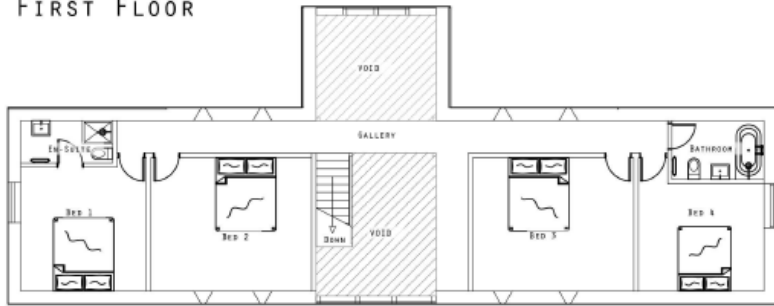




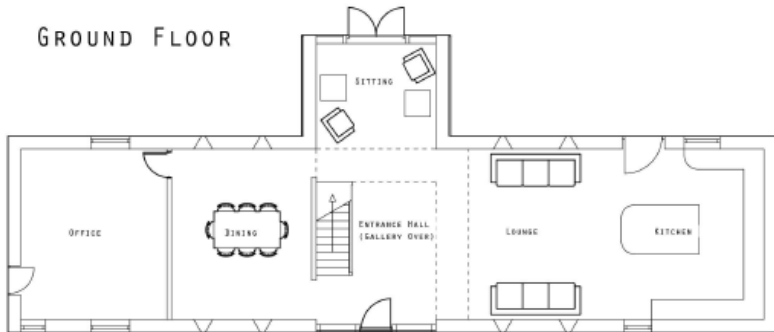
Hay Barn & Floor Plans



FIRST FLOOR



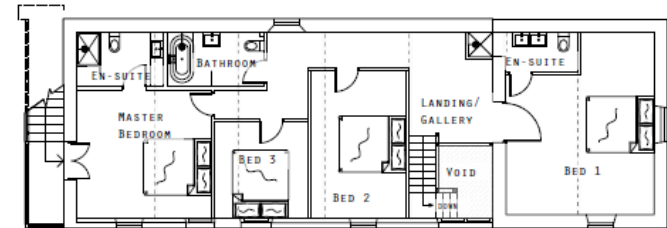
GROUND FLOOR



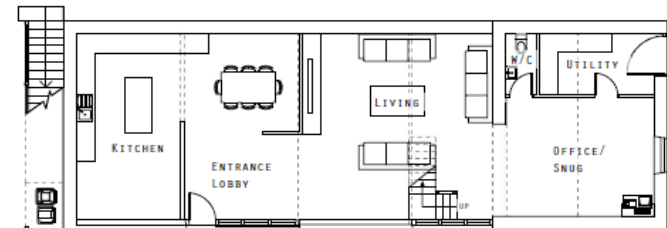
Fruit Barn & Floor Plans



FIRST FLOOR

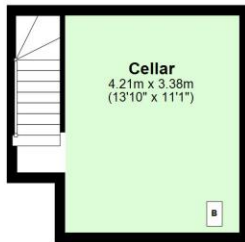


GROUND FLOOR



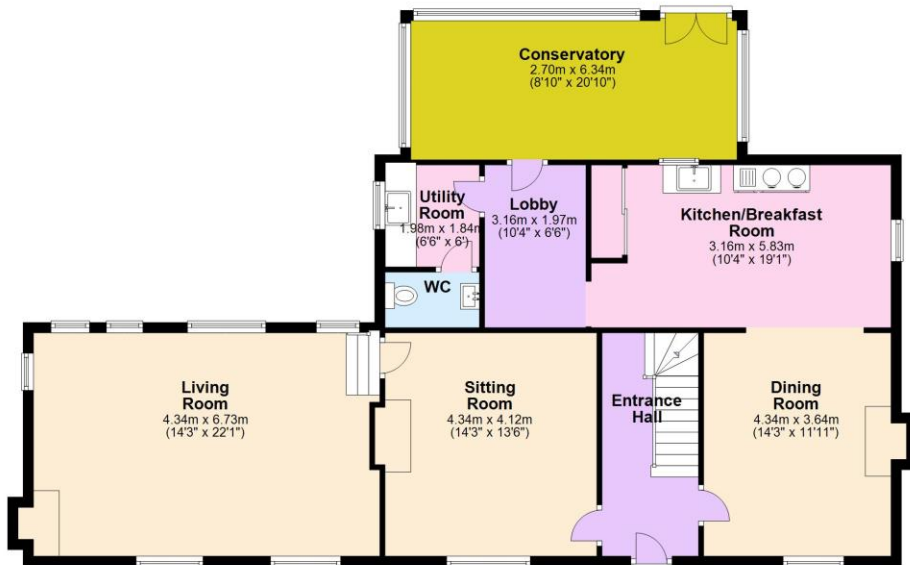
### Basement

Approx. 17.1 sq. metres (183.9 sq. feet)



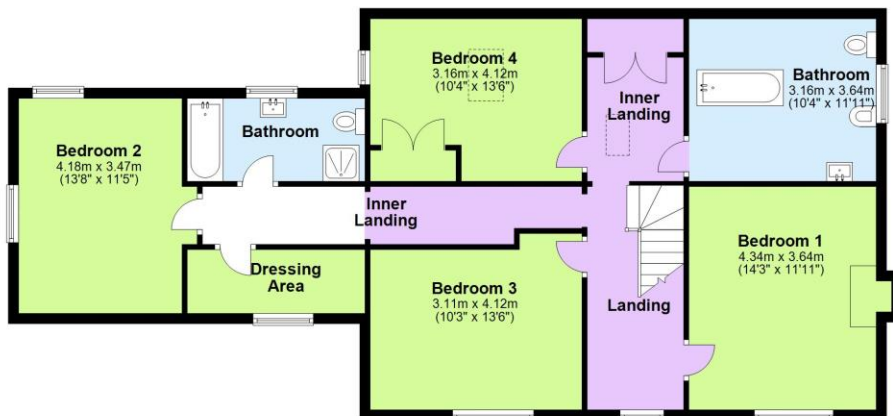
### Ground Floor

Approx. 122.1 sq. metres (1313.9 sq. feet)



### First Floor

Approx. 103.2 sq. metres (1110.9 sq. feet)



Total area: approx. 242.3 sq. metres (2608.6 sq. feet)

Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.



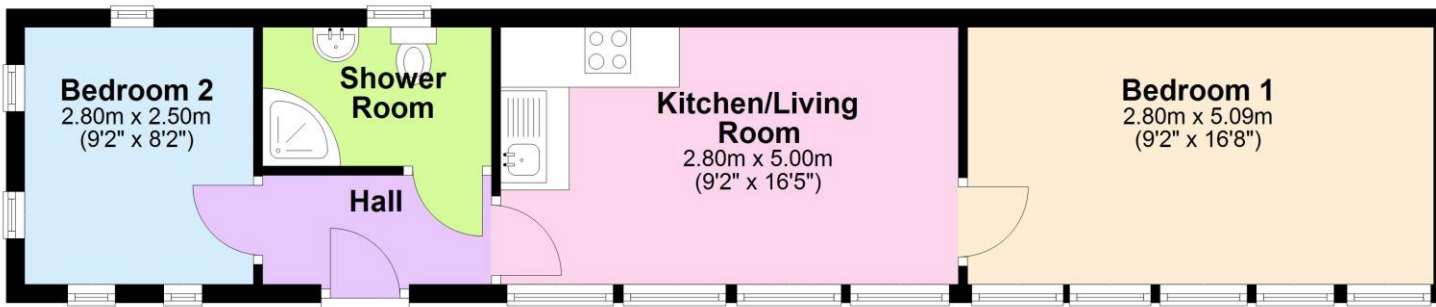




## 2 Bedroom Annex



### Ground Floor



rightmove  
find your happy

Zoopla.co.uk  
Smarter property search



### Sunderlands

#### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email: hereford@sunderlands.co.uk

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.