

WOONTON FARMHOUSE

WOONTON, HEREFORDSHIRE, HR3 6QL



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Hereford 14.6 miles | Kington 5.7 miles | Hay On Wye 13.3 miles | Almeley 1.1 miles

Substantial six bedroomed Grade II Listed farmhouse

Range of traditional farm buildings offering development potential subject to planning permission

Situated in the rural village of Woonton

**The farmhouse and buildings are set in land totaling about 1.53 acres
with the option of purchasing the adjoining 29.57 acres by separate negotiation**

For Sale by Private Treaty

Guide Price: £650,000



INTRODUCTION

This is an increasingly rare opportunity to purchase a beautiful traditional former farmstead in the heart of tranquil northwest Herefordshire countryside. Woonton Farm has been within the present family ownership since 1947. Woonton Farm is situated in the hamlet of Woonton next to the village of Almeley. Located 5.7 miles from the Market Town of Kington, and 14.6 miles from the Cathedral City of Hereford. Local facilities are available in the nearby villages of Almeley, Eardisley and Weobley. Despite the rural setting Woonton Farm is well connected and situated just off the A480 Kington Road providing easy access to the wider area. Woonton Farm comprises a substantial detached Grade II Listed farmhouse and a range of traditional farm buildings offering development potential subject to planning permission. The farmhouse and buildings are positioned in a courtyard setting. The property is approached by both front and rear driveways leading off the Logaston Road with ample parking to the front and rear.



THE FARMHOUSE

The Grade II Listed farmhouse is a traditional 6 bedroomed red brick constructed residence, with a courtyard to the front and a south facing partially walled garden to the rear. Beyond the garden to the rear of the property is a grass paddock extending to approximately 0.89 acres. The property enjoys views over the surrounding farmland. As one would expect for a traditional farmhouse, the residence features spacious rooms throughout and is very well presented; making it a wonderful family home. Combining Georgian and Victorian architectural styles, the farmhouse has a plethora of character features including opaque glass, exposed beams, and period fireplaces. Attached to the farmhouse on the east wing is a traditional stone barn, which could provide accommodation - subject to necessary planning permission.



Farmhouse Ground Floor

Entrance Hall - Door to dining room, door to drawing room.

Kitchen Area/Breakfast Room - Flagstone/concrete floor with vinyl overlay, solid fuel AGA, peninsula island, door to scullery, door to hallway, exposed beams, window overlooking courtyard, built in storage, base units, sink unit, electric oven.

Pantry - Base and eye level units, meat hooks.

Scullery - Flagstone and brick floor, cellar below, door to kitchen, door to granary, Belfast sink, plumbing, rear staircase, window overlooking garden, exposed beams, meat hooks.

Scullery Staircase - Dilapidated stairs leading to bedroom 6. The stairs and floor of bedroom 6 is dilapidated and entry is entirely at your own risk.

Rear Hallway - Flagstone floor, rear external door, door to granary, fuse box. Dining Room - Carpet over wooden floor, window overlooking the courtyard, built in storage, exposed beams, open fire with tile surround, door to hallway.

Reception Room - L-shaped, timber floor, door to cellar, rear door, main staircase, door to drawing room, window to rear garden, glazed window to staircase, exposed beams, opaque glass division.

Drawing Room - Window to side with window seat overlooking garden to the side of the house nearest the road, boxed in beams, open fire with brick surround, wooden floor under carpet, situated over the cellar.

Cellar - Flagstone and earth floor, wine cellar partition, barrel entrance, grate below dining room, stairs to reception room. No working lights and uneven floors and stairs entry is at your own risk.



Farmhouse First Floor

Staircase Leading to:

Slip Landing - Storage under landing, glazed window through to reception room.

Store - Wooden floor, lead lined glass window to bedroom 4.

Bedroom 4 - Walk in wardrobe, window to store, window to front, carpet over wooden floor, high ceilings, door to half landing. From the landing steps lead to:

Bedroom 2 - Edged exposed beams, carpet over wooden floor, window overlooking courtyard, walk in wardrobe.

Bedroom 3 - Carpet over wooden floor, window overlooking courtyard, painted edged beams, glazed window over door to hallway.

Bathroom - Bath, WC, pedestal handwash basin, cupboard, immersion heater, carpet floor, window to rear. (Bath and shower over).

Bedroom 5 - Blocked up fireplace, carpet floor, window to side of house near road, high ceilings.

Hallway - Arched window to end, landing, on right hand side of stairs.

Bedroom 1 - Carpet over wooden floor, painted edged beams, window over courtyard, chimney breast.

Rear Staircase With under stairs storage leading to:

Farmhouse Second Floor

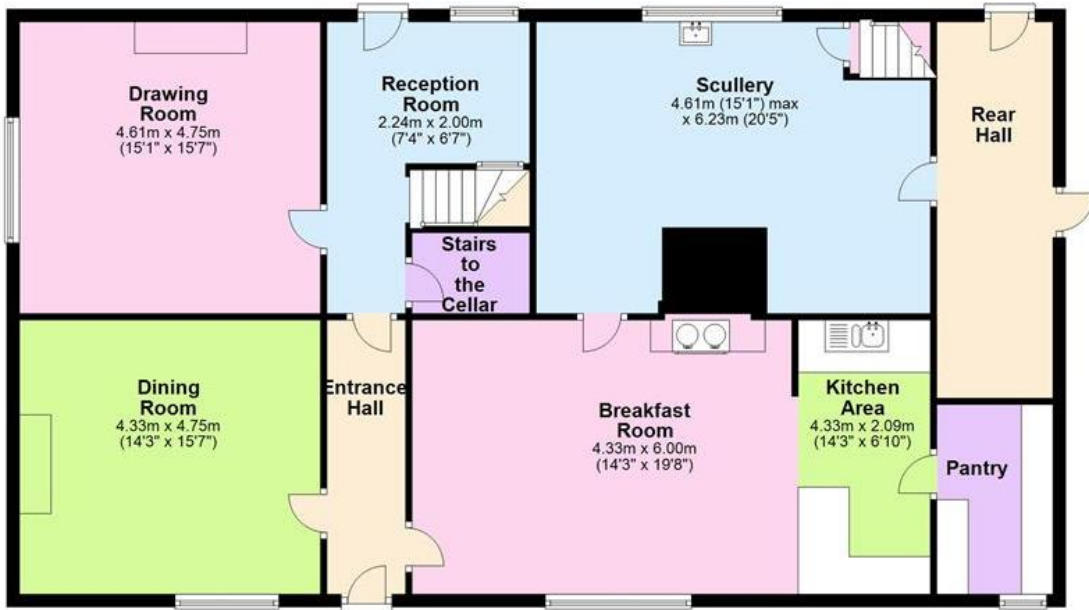
Bedroom 6 - Wooden floor, window overlooking rear garden, built in cupboard, door to stairs to attic. We advise not safe to enter. Entry at your own risk. Wooden stairs leading to.

Attic - Timber floor, timber eaves, felt lined tiled roof, door leading onto a lead lined flat gully roof, water tank situated in attic. We advise not to enter. Entry is at your own risk.

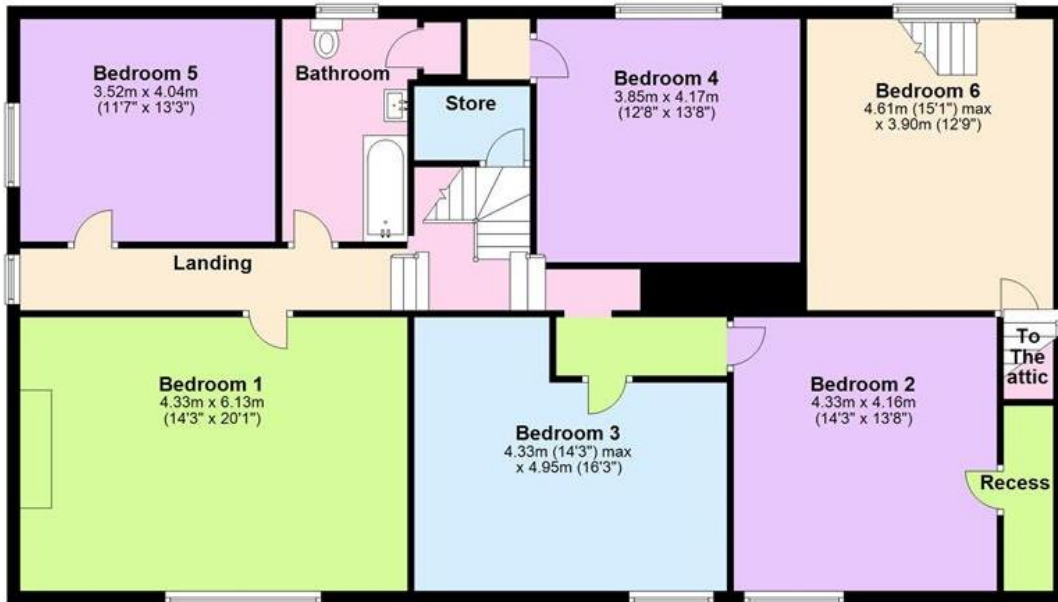


FLOOR PLAN

Ground Floor



First Floor



OUTSIDE

The property is situated in a courtyard arrangement, with the farmhouse and surrounding buildings organised in a central courtyard setting.

The farmhouse features a charming outdoor space with a partially walled garden at the rear. This garden offers a blend of privacy and openness, creating a serene environment for relaxation and outdoor activities. Beyond the garden lies a grass paddock, extending to approximately 0.89 acres, providing additional green space for various uses.

The garden's design complements the farmhouse's rustic aesthetic, making it a perfect spot for enjoying nature and the peaceful countryside setting. The layout is detailed in the attached plan, where the boundaries of the main property are outlined in red.

Additionally, there are 29.57 acres of adjoining land available for purchase through separate negotiation as outlined in blue on the attached plan.



FARM BUILDINGS

The property benefits from a range of traditional farm buildings offering development potential subject to planning permission.

Granary - Stone construction, timber eaves, pitched tin roof, two-storey, high eaves, poor condition, attached to farmhouse. We advise not to enter. Entry is entirely at your own risk.

Garage - (10.52m X 2.82m) Brick retaining walls, brick floor, tin corrugated roof, timber eaves, window at end, connected to electricity on same supply as house.

The Barn - (6m X 10m) Flagstone floor in half, concrete floor in half, stone base walls, weatherboard sides, tin roof, timber double doors.

The Stable - (6m X 9m) Stone construction, stepped concrete floor, pitched asbestos roof, timber hayrack, stone feeder, water connection on the same supply as the house.

The Box/Cattle Yard - (28m X 4.95m) Stone construction, open fronted, timber rafters, front of roof slate, back of roof corrugated tin, low eaves, timber partitions, block work walled yard area.



SERVICES

The property benefits from mains electric, mains water, and private drainage connections. No services are tested or warranted safe.

TENURE

Freehold with vacant possession upon completion of the sale.

COUNCIL TAX

The Herefordshire Council Tax website suggests that the Council Tax band for Woonton Farmhouse is 'E'.

VENDORS SOLICITORS

Andrew Jonhson of Humfrys & Symonds, 1 St John Street, Hereford, HR1 2ND.
Tel: 01432 276276 Email: contact@hslaw.legal

OVERAGE CLAUSE

Overage of 25% for 20 years from completion of a sale will be payable on the earlier of implementation of any planning permission granted for residential development of the land or the farm buildings or disposal of the same with planning permission for residential development. Overage will not apply to the farmhouse.

ENGLISH HERITAGE LIST ENTRY

List Entry Number:1081680
Grade: II
Date first listed:16-Jul-1987
<https://historicengland.org.uk/listing/the-list/list-entry/1081680?section=official-list-entry>

EPC RATING

Farmhouse – Exempt due to Grade II Listing.

TIMBER, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale.

WAYLEAVES, EASEMENTS AND 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.

TOWN AND COUNTRY PLANNING

No planning enquiries have been made. We are informed that the property is Grade 2 Listed.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ,ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

CONTAMINANTS

The Vendors and their Agents accept no liability for any contaminants on the property.

MODE OF SALE

The property is for sale by Private Treaty.

MONEY LAUNDERING

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP have any authority to make or give any representation or warranty whatsoever in relation to this property.
HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

DIRECTIONS

From Hereford take the A438 west bound before turning right onto the A480. Continue until you reach Woonton, where you should take the first right onto Logaston Road. The property will be located on your right hand side as indicated by the 'For Sale' Board.

Postcode: HR3 6QL

What3Words: ///tadpoles.mining.miles

VIEWING

Strictly by prior appointment with the Agents.

Viewing dates have been set from 10am to 12pm on Wednesdays 10th July, 17th July, 24th July & 31st July. Ring to arrange an appointment to view on these dates.

HEALTH AND SAFETY

Some parts of the house are in dilapidated condition, especially but by no means exclusively the granary, bedroom six, the cellar, attic, and attic stairs. Prospective Purchasers must take all necessary care when inspecting the property including wearing suitable clothing and taking relevant precaution. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take any responsibility whatsoever for any injury or consequential loss however caused. The staircases leading to the cellar, bedroom 6 and the attic and the floors in bedroom 6 are in a dilapidated state and prospective purchasers use so at their own risk. The Granary building is not safe to enter.

