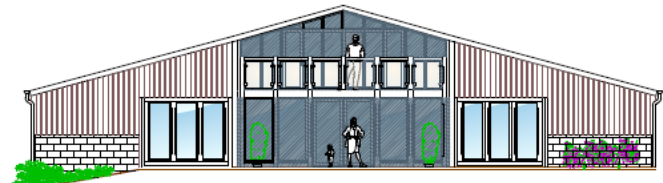




Front (W) Elevation



Rear (E) Elevation

Plateau Barn, Dilwyn, Herefordshire, HR4 8JG





The Plateau Barn Dilwyn Herefordshire HR4 8JG

Summary of features

- Barn with Class Q Consent for a substantial 5 bedroomed house
- Far-reaching views
- Proposed private sweeping driveway
- About 6.79 acres in total
- Natural brook to the north

Guide Price £450,000

Ref: Peter Kirby & Katie Bufton

Dilwyn 1 mile | Weobley 4 Miles
Leominster 5 miles | Hereford 13 Miles

Location:

Plateau Barn is nestled within the picturesque Herefordshire Countryside, just one mile away from the quaint rural village of Dilwyn. Dilwyn boasts a vibrant community with various amenities, including a primary school, public house, village hall, and church. The village hosts a range of local groups catering to all ages, ensuring an active and engaging community life throughout the year. The renowned preparatory school Lucton School is also within easy reach.

For more extensive services, the well-established market town of Leominster lies approximately five miles away. Leominster is renowned for its antique shops and delightful tea rooms. Additionally, the bustling city of Hereford, located 13 miles from Plateau Barn, offers further amenities and is home to the prestigious Hereford Cathedral School—an independent school serving the Marches region.

Weobley, a charming black-and-white village, is a mere four miles from Plateau Barn. Here, you'll find a high school, primary school, shops, restaurants, and inviting tea rooms.





Description:

Plateau Barn offers a very rare and exciting opportunity to create a substantial bespoke 5 bedroomed dwelling in open countryside yet still easily accessible to a wide road network.

The impressive design of the barn conversion and proposed floor space provides a fantastic opportunity to build an almost Grand Design worthy farmhouse with elevated views over the surrounding countryside.

The barn will provide cumulative floor space of about 4197 sq ft / 390m².

Proposed Accommodation:

The proposed accommodation comprises:

Ground Floor

Open plan dining and living room

Large open plan dining and living room with large kitchen.

Pantry

Door to:

Utility Room

With separate wet room

Bedroom 1

Double bedroom with ensuite

Bedroom 2

Double bedroom with ensuite

Bedroom 3

Double bedroom, ensuite, walk in wardrobe and French doors

Bedroom 4

Double bedroom, ensuite, wardrobe and French doors

Stairs leading to:

First floor

Master Bedroom

Double bedroom with ensuite and French doors to balcony

Open Plan Living Area

Large open plan lounge area with sliding doors to balcony

External Balcony

Large external balcony area with far reaching views over the surrounding countryside.

Outside:

The property extends in total to about 6.79 acres of which about 1.63 acres is former traditional orchard, about 4.12 acres grassland and the remaining 1.04 acres is the proposed dwelling, garden and driveway.

The land is undulating and gently slopes to Tippet's Brook below providing a natural water supply to the fields.

Access:

Planning consent for a new access drive to the barn is pending. If permission is granted this will become the sole access to the barn. The purchaser will have use of the existing access for a period of twelve months from completion to allow sufficient time to build the new drive.

If the planning consent is not granted, the barn will continue to have use of the existing access shown crosshatched on the attached plan.

Tenure:

Freehold with vacant possession.

Boundaries:

The purchaser of the barn will be required to erect within three months of purchase and then maintain in perpetuity a stock and pet proof fence between the points B-C and D-E within 3 months from the date of completion.

Upon completing the new access driveway, the purchaser will be required to erect a stock proof fence between points A-B on the plan.

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.

Rights for services and easements will be reserved for Plateau Barn across the adjoining Plateau Farmhouse.

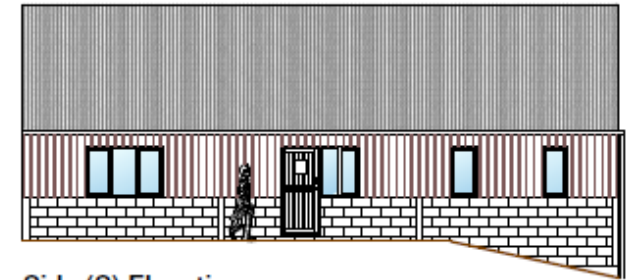
Services:

The site offers services nearby including mains electricity, water, fibre broadband and telephone. There is no mains gas available. Please note: it is the buyers responsibility to satisfy themselves as to the availability of services.

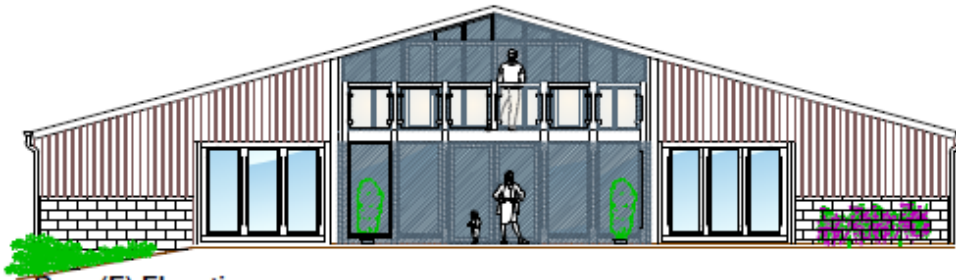
Necessary rights will be reserved across the neighbouring property Plateau Farmhouse, to allow the purchaser to connect to necessary services.



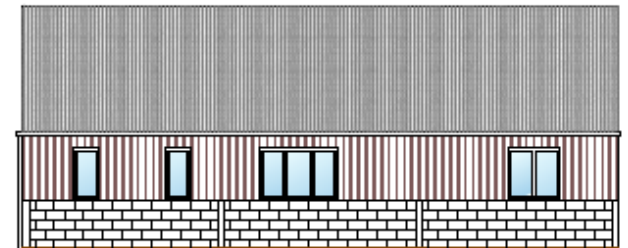
Front (W) Elevation



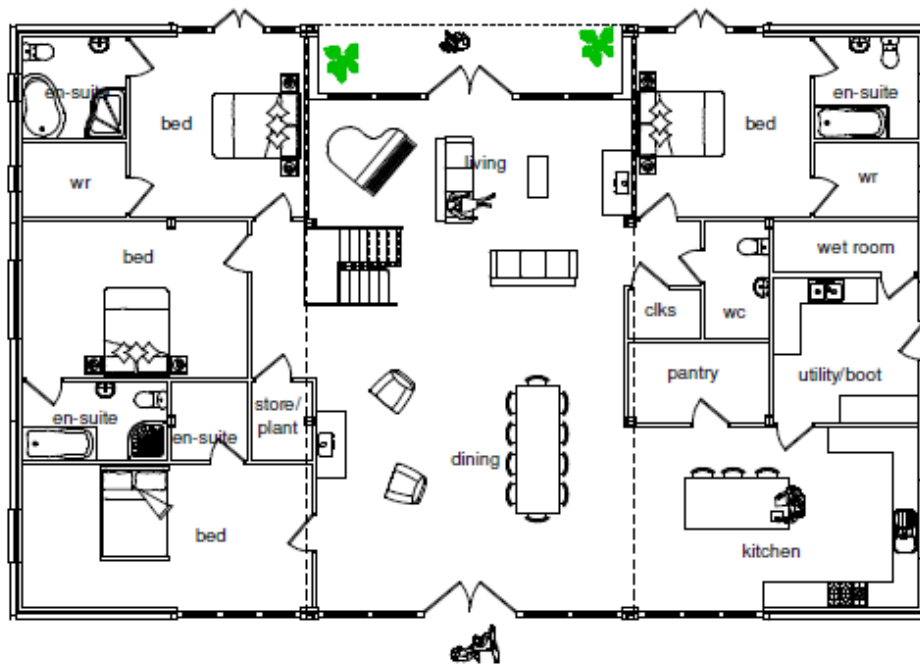
Side (S) Elevation



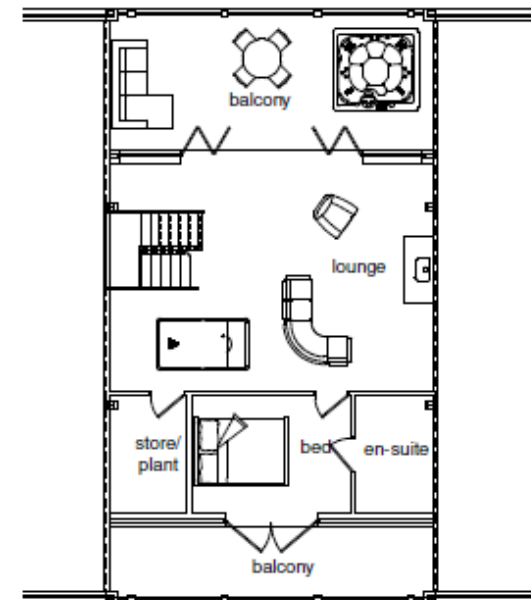
Rear (E) Elevation



Side (N) Elevation



Floor Plan



Upper Floor Plan

Plateau Farmhouse:

The neighbouring property The Plateau; a three/four bedroomed detached farmhouse with range of traditional outbuildings and about 15.27 acres of land is also available to purchase. The property is guided at £700,000. Further information is available from the selling agents.

Planning:

Consent was granted on 19th December 2023 for the conversion of the existing farm building under Class Q General Permitted Development Rights to convert the barn into a substantial five bedroomed detached residential dwelling. (Ref: 233746)

The Vendors have also submitted a separate application for a new private driveway to the property (Ref: 241659). This decision is pending. If the permission is not granted the barn will be accessed via the existing access hatched brown on the plan. Further information available via Herefordshire Council's website.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

National Grid, Eco Park Road, Ludlow, SY8 1FN

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.

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 representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty in relation to the property.

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

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

Viewing:

Strictly by appointment with the Agents: Peter Kirby & Katie Bufton on 01432 356161(Option 3).

Directions:

From Hereford, head west along Eign Street at the roundabout take the 3rd exit towards Canon Pyon. Continue along the road, at the traffic lights continue forwards. Continue along this road for about 10 miles, bare left onto the B4457 signposted Pembridge. At the crossroads turn left then take the second right down the country road. The property is located about 350 yards down the road on the right as per the Sunderlands Sale board.

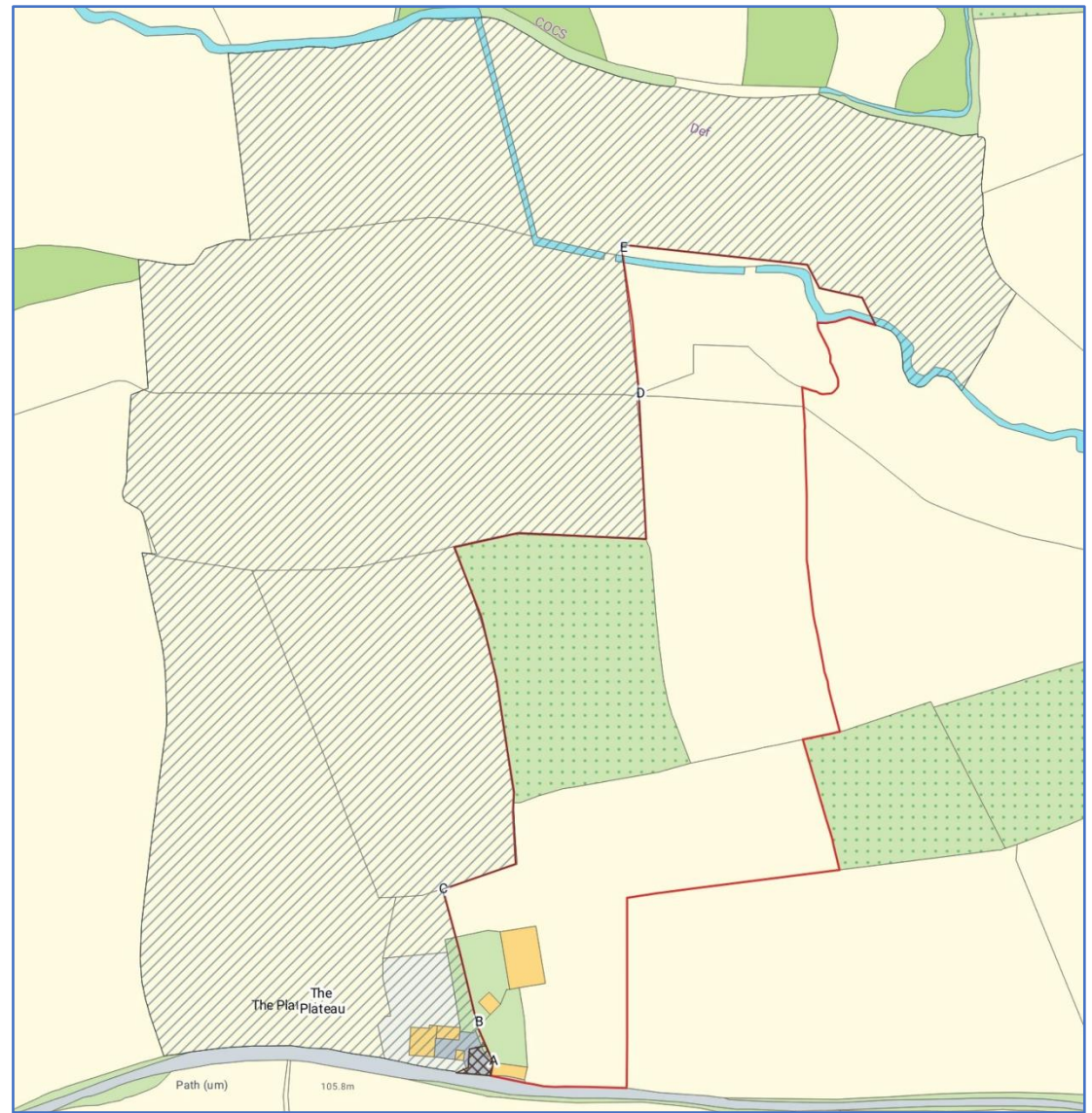
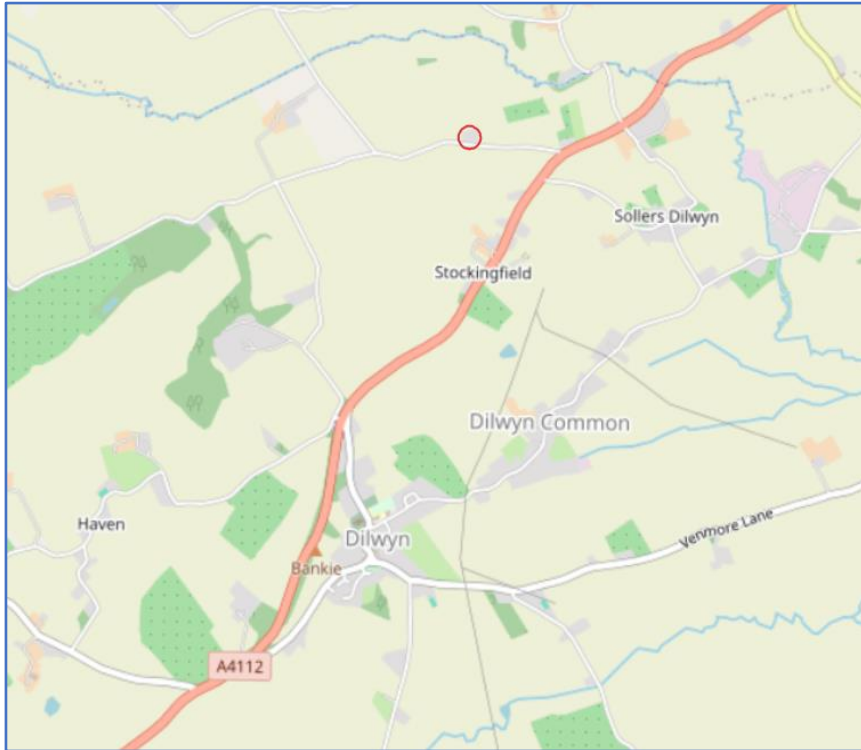
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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.