



The Plateau, Dilwyn, Herefordshire, HR4 8JG





**The Plateau
Dilwyn
Herefordshire
HR4 8JG**

Summary of features

- Attractive detached 3/4 bedroomed farmhouse
- Range of traditional outbuildings
- Beautiful mature gardens
- About 15.27 acres of grassland
- Natural brook to the north

Guide Price £700,000

Ref: Peter Kirby & Katie Bufton

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

Situation:

The Plateau 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.

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:

A charming detached 3/4 bedroomed detached farmhouse with traditional features, extensive outbuildings and grassland extending in total to 15.64 acres.

The land is located to the west and south of the farmhouse and slopes gently down to the natural bubbling Tippet's Brook below.

The property is surrounded by a mature garden with herbaceous borders and a seating area. Additional features include a single-storey brick stable block with two stable doors, an adjoining brick store, and a separate brick store with courtyard access for extra storage.

The property benefits from two separate roadside accesses as per the plan.

Accommodation:

Ground Floor

Kitchen

With extensive range of traditional oak wall and base units with laminate top, integrated NEFF oven and hob and traditional tile floor with door leading to

Open Plan Living

Open plan dining and sitting room with dual aspect windows, traditional stone fireplace homing a woodburning stove with tile hearth. French doors out to side garden.

Hallway

With doors down to cellar below, front door and doors to:

Sitting Room

With traditional wood parquet flooring, large bay window overlooking the fields to the front of the

property, traditional tiled fireplace and inbuilt fireside cupboards.

Morning Room

With traditional wooden floor, traditional open fireplace with inbuilt fireside cupboards and large bay window.

From the Hallway steps down to:

Cellar

Traditional cellar with flagstone floor and separate external access.

First Floor

Bedroom 1

With traditional wooden floor, feature fireplace with wood surround and large window with views over the surrounding countryside.

Bedroom 2

With traditional wooden floor, built in wardrobes and large window with views to the front of the property. Feature fireplace with wooden surround.

Bedroom 3

With traditional wooden floor, feature fireplace and window with view over the adjoining courtyard.

Bathroom

With pink bathroom suite incorporating bath, low flush WC and wash hand basin.

Shower Room/Bedroom 4

With freestanding shower, low flush WC and wash hand basin with large inbuilt airing cupboard housing the hot water tank. Potential to convert into a fourth bedroom if desired.

Outbuildings:

The property benefits from a covered boot room with doors leading to rear garden and doors to a washroom with low flush toilet and wash hand basin. There are two further smaller stores adjoining.

There is a single-storey brick stable block with two stable doors and a concrete floor, along with an adjoining separate brick store.

Gardens and Land:

The property benefits from two separate vehicle accesses to the east and west.

The front walled garden comprises a footpath from the side to the front door with a delightful array of established flowers on either side of the path and roses climbing the wall.

The rear garden features a mature lawned garden with abundant herbaceous borders with a delightful seating area which proves to be a suntrap on sunny days.

The land extends in total to 15.64 acres of which 15.28 acres is grassland and the remainder is farmhouse, gardens and buildings.

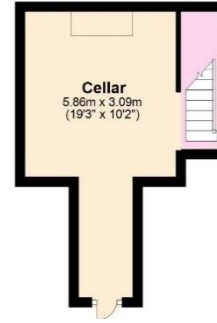
The land is undulating and gently slopes towards Tippet's Brook below which provides a natural water supply to the fields.

We understand the farm benefits from Pigmore Common grazing rights over for 10 cows and 10 sheep.

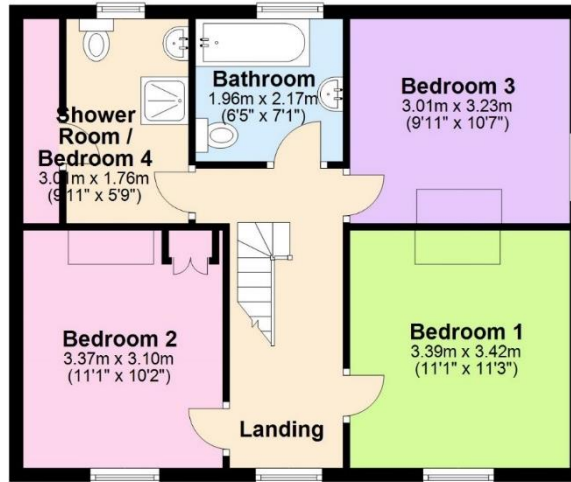
Ground Floor
Approx. 126.7 sq. metres (1363.4 sq. feet)



Cellar
Approx. 15.7 sq. metres (169.3 sq. feet)



First Floor
Approx. 53.1 sq. metres (572.1 sq. feet)





Tenure:

The property is available freehold with vacant possession.

Boundaries:

Purchasers will be deemed to have full knowledge of the boundaries.

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.

The necessary rights to connect to services will be reserved across the property for the benefit of the adjoining property Plateau Barn.

Planning:

No planning enquiries have been made.

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.

Sporting, Timber & Mineral Rights:

All standing timber or any sporting rights, if owned, are included in the sale.

Mode of Sale:

The property is for sale by Private Treaty.

Council Tax Band:

The property is Council Tax band E.

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.

Viewing:

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

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 whatsoever in relation to the property.

The Farmhouse benefits from two vehicular access points, one to the West and one to the East. The neighbouring property Plateau Barn is currently awaiting planning consent for a new vehicular access to the east within its own boundaries.

Access:

If this permission is granted, the neighbouring property will have a right to continue to use the existing joint access (crosshatched) for a period of 12 months, from the date of completion to provide sufficient time for them to create the new separate access. If the planning application is refused, the adjoining property will continue to use the access crosshatched to the east of the farmhouse permanently.

Services:

The property benefits from mains electric, fibre optic broadband and mains water. The property also has a private Well which has not been used for many years. The farmhouse is heated via LPG gas fired central heating.

The Vendors will install a new package treatment plant for the property in the roadside field to the west.

All necessary rights will be reserved across the property for the benefit of the adjoining Plateau Barn to connect to services. A proposed services route for an underground electrical supply has been provisionally agreed. Further information is available from the selling agents.

Plateau Barn:

The neighbouring property Plateau Barn; a substantial detached barn with consent for conversion into a 5 bedroomed detached house set in about 6.79 acres of land is also available. The property is guided at £450,000. Further information is available from the selling agents.

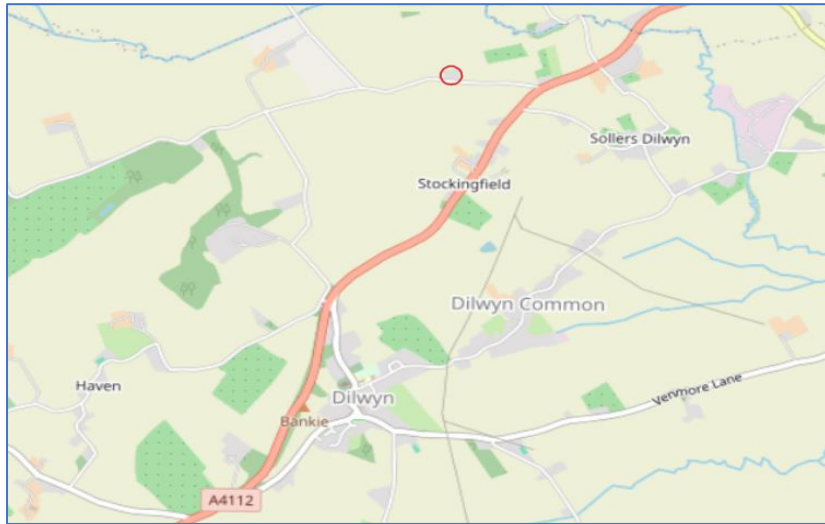
Health & Safety Notice:

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.



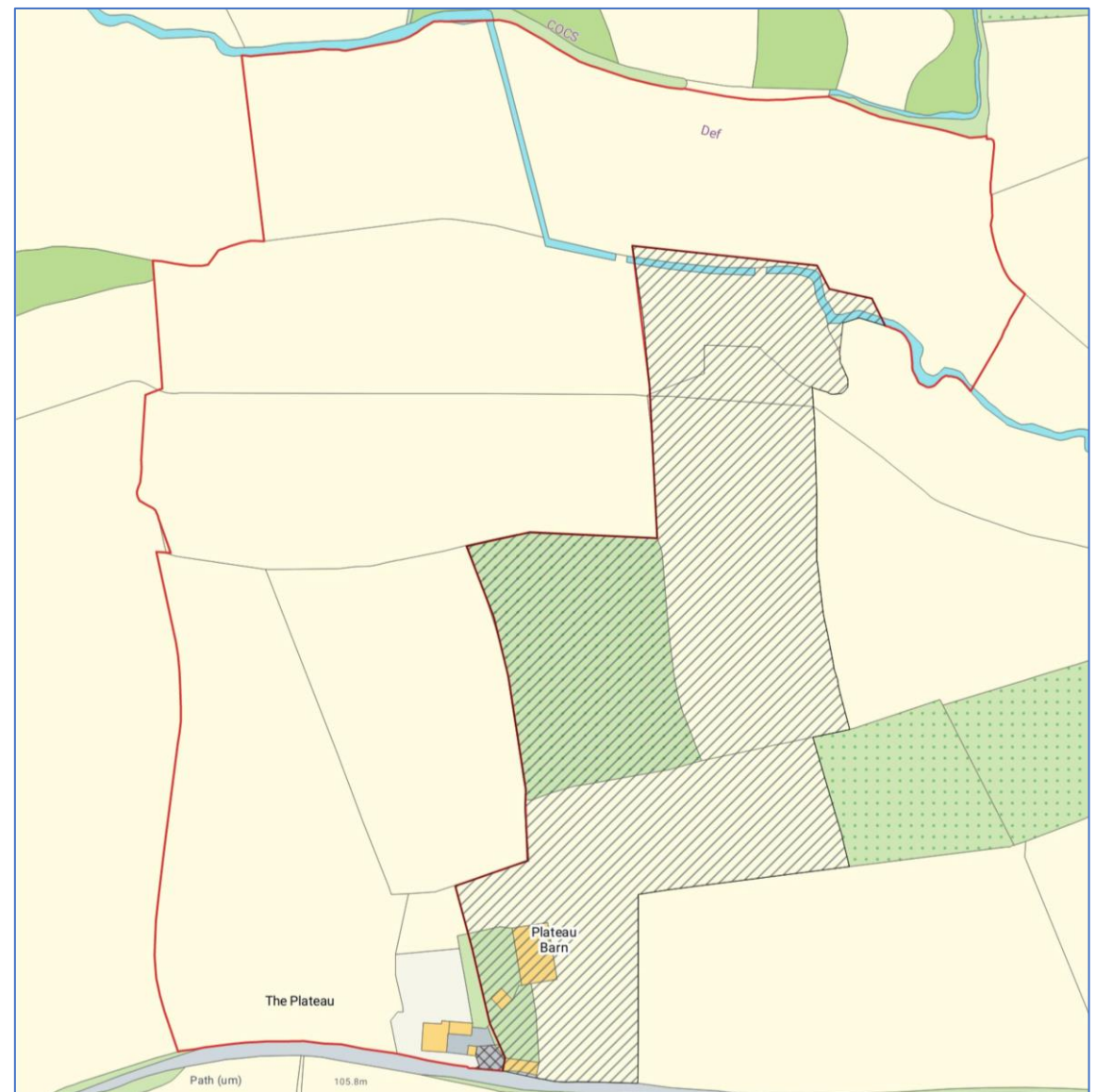
Directions:

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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.