



The Plateau & Plateau Barn with Class Q Consent, Dilwyn



**Sunderlands**  
Residential Rural Commercial





## The Plateau Dilwyn Herefordshire HR4 8JG

### Summary of features

- Attractive detached 3/4 bedroomed farmhouse
- Barn with Class Q Consent for a substantial 5 bedroomed house
- Range of traditional outbuildings
- Beautiful mature gardens
- About 22.06 acres of grassland
- Natural brook to the north
- Proposed separate sweeping driveway to Plateau Barn

**Guide Price £1,150,000**

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. 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:

The Plateau is an attractive smallholding comprising a charming detached 3/4 bed roomed detached farmhouse and separate barn with Class Q Consent for a substantial 5 bed roomed house.

The property provides a rare opportunity to create nearby independent accommodation for multi-family or multi-generational living.

The small holding also includes a range of traditional outbuildings, natural brook below and grassland extending in total to about 22.42 acres.





## Plateau Farmhouse:

### Ground Floor

#### **Covered Boot Room**

With doors to; WC, boiler room, separate store and rear garden

#### **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.

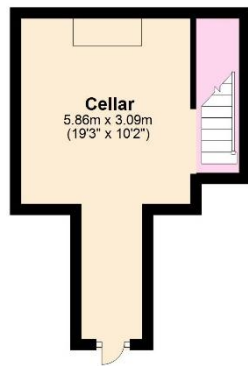




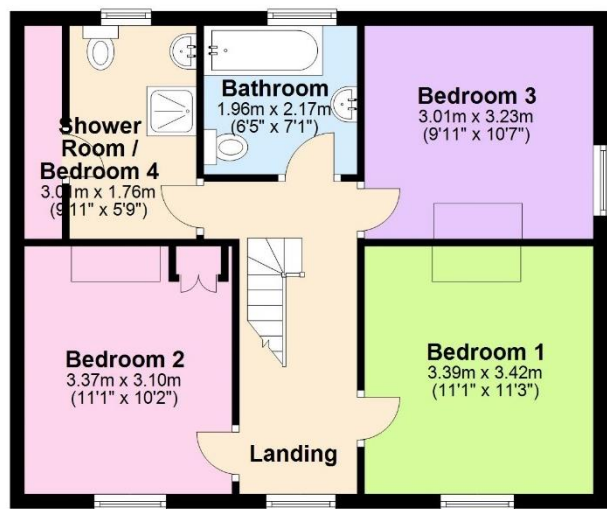
**Ground Floor**  
Approx. 126.7 sq. metres (1363.4 sq. feet)



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



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



## Barn with Class Q Consent:

The barn known as 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.

## Proposed Barn 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.

## Planning:

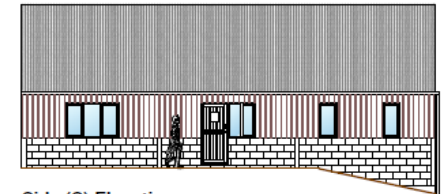
Consent was granted on 19<sup>th</sup> December 2023 for the conversion of the existing farm building under Class

Q General Permitted Development Rights to convert the barn into a substantial five bedroomed detached residential dwelling. (Ref: 233746)

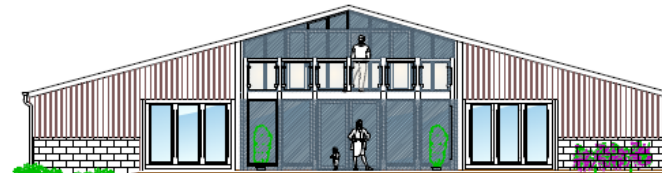
The Vendors have also submitted a separate application for a new private driveway to the property (Ref: 241659). This decision is pending. If the permission is not granted the barn will be accessed via the existing access. Further information available via Herefordshire Council's website.



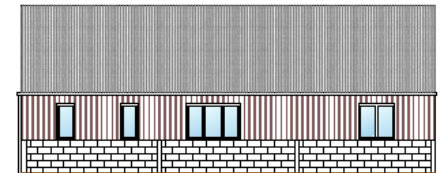
Front (W) Elevation



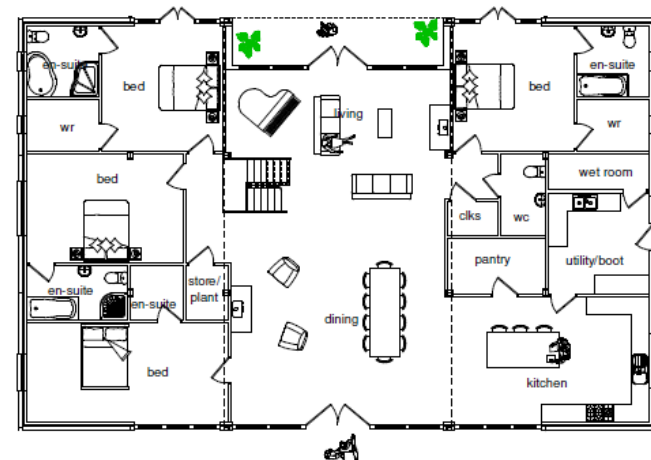
Side (S) Elevation



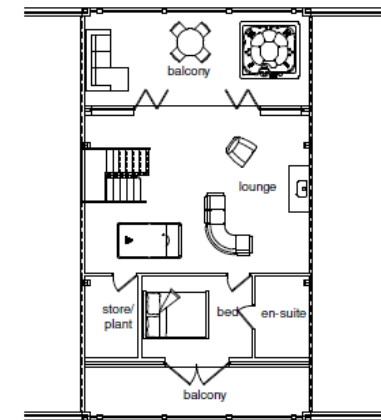
Rear (E) Elevation



Side (N) Elevation



Floor Plan



Upper Floor Plan



### **Garden, Land and Outbuildings:**

The farmhouse benefits from an array of beautiful mature gardens. 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.

There is a single-storey brick stable block with two stable doors and a concrete floor providing scope for further extension or alternative uses subject to all necessary consents. There are three further buildings nearby.

The property extends in total to about 22.42 acres of which about 1.63 acres is former traditional orchard, about 20.05 acres grassland and the remainder is the dwellings, buildings, garden and driveway.

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

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

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

### **Access:**

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

### **Tenure:**

Freehold with vacant possession.

### **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.

### **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. The properties are also available individually, further information available from the Agents.

### **Council Tax Band:**

The Plateau Farmhouse 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 in relation to the property.

### **Services:**

The farmhouse 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.

The site offers services nearby from the Class Q Barn 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.

### **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.





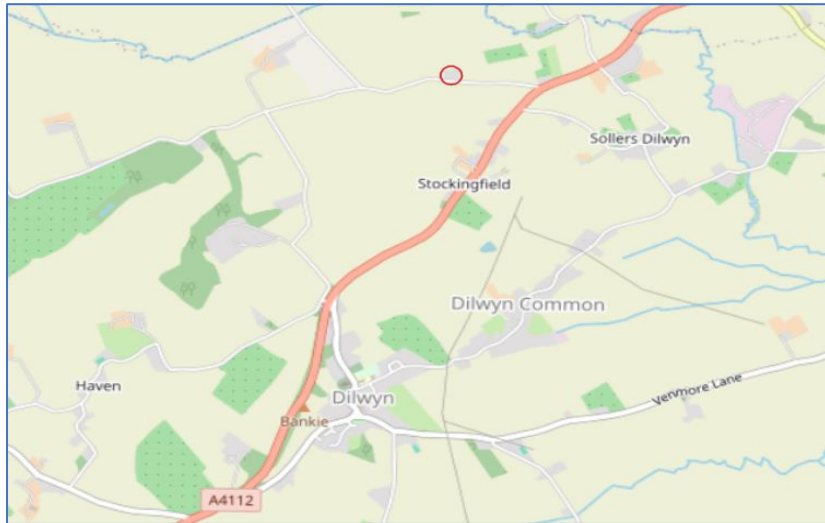






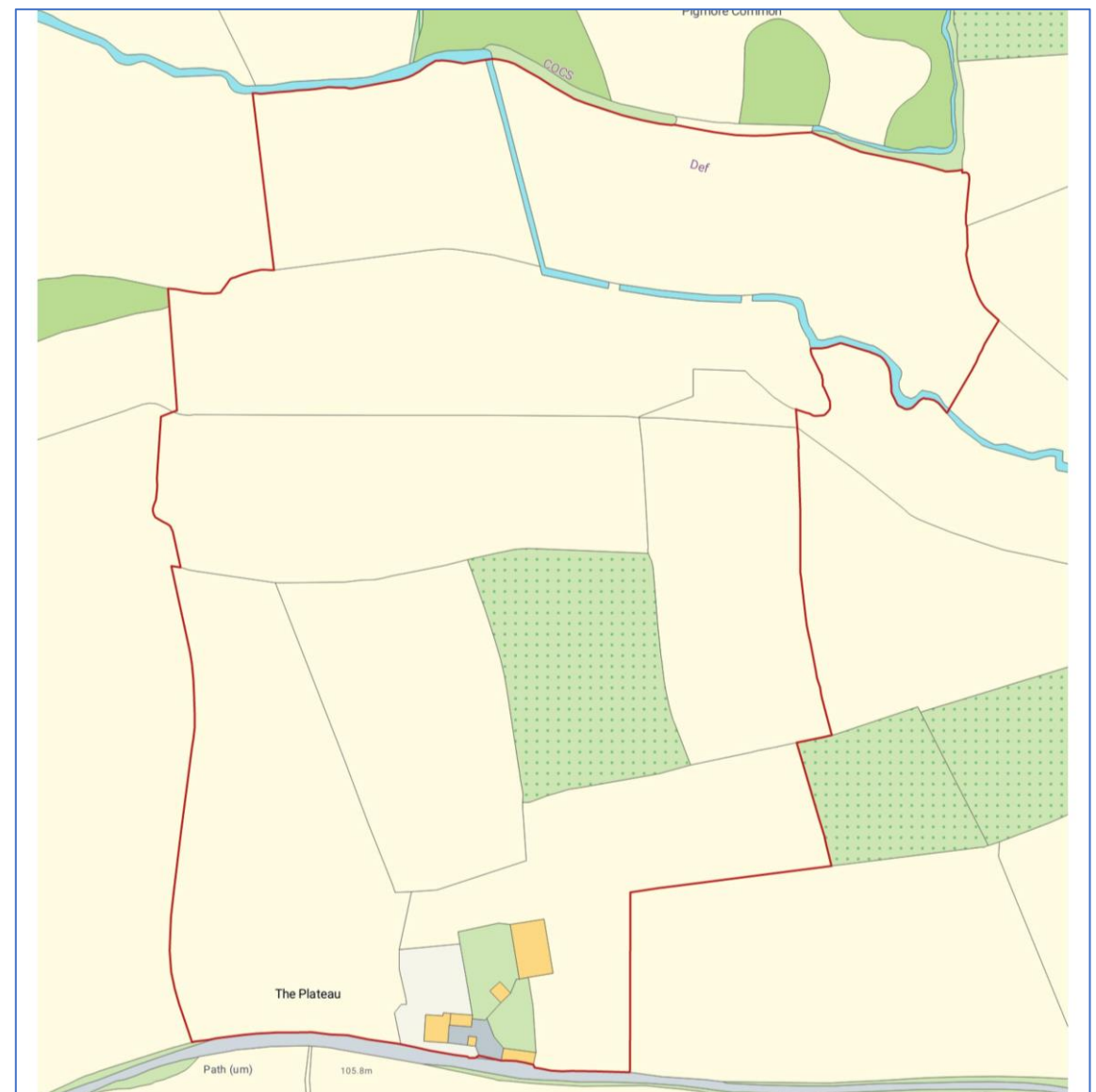
## Directions:

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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## Sunderlands

### Hereford Branch

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**Email:** hereford@sunderlands.co.uk

## www.sunderlands.co.uk

### Hay-on-Wye Branch

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Hay-on-Wye, Herefordshire, HR3 5BU

**Tel:** 01497 822 522

**Email:** hay@sunderlands.co.uk

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.