

LOWER JURY FARMHOUSE

WORMBRIDGE, HEREFORDSHIRE, HR2 9EE





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Summary of features

- Substantial grandiose Grade II Listed 6 bedroomed Farmhouse in need of renovation
- Attached two bedroomed annex
- Two Storey brick store/stables
- Grass Paddock extending to around 1.90 acres
- Private driveway
- Large lawned garden

Guide Price £475,000

Hereford 10.1 miles | Hay-on-Wye 16.1 miles | Ross-on-Wye 18.1 miles

LOCATION

Lower Jury Farmhouse is situated near the rural village of Wormbridge, Herefordshire, approximately 8 miles southwest of Hereford. The property is nestled between the villages of Wormbridge and Ewyas Harold, with the latter offering local amenities such as a pub, doctor's surgery, primary school, and village shop.



FARMHOUSE ACCOMMODATION

Lower Jury Farmhouse is a substantial, grandiose traditional Grade II Listed 6 bedroomed country residence with adjoining with 2 bedroomed annex together with a grass paddock extending to around 1.90 acres and a two-storey detached traditional brick stable block, lean-to wood store and brick former piggeries.

As one would expect for a traditional farmhouse, the property benefits from spacious rooms throughout with classical features such as exposed beam, dado panelled walls and flagstone floors. The property is in need of renovation and updating.

Ground Floor

Rear Entrance Passage/Utility

Flagstone floor, enamel sink unit, Victorian stove, plumbing for a washing machine.

Shower Room

Steps down from Rear Entrance Passage with shower cubical, low-level toilet, with tiled walls.

Dairy

With flagged floor, salting slabs and exposed beams, door to hallway and utility.



Living / Dining Room

With carpeted floor, dado panelled walls, solid fuel Rayburn. Airing cupboard in corner of the room with hot water tank, some exposed beams, double glazed window overlooking the front garden. Secondary circular staircase to first floor.

Kitchen

Modern style shaker fitted units with stainless steel sink, built in hob and oven, exposed beams, double glazed window overlooking the front garden.

Main Entrance Hall

Half glazed front door with dado wall panelling. Stairs to first floor and cellar below.

Sitting Room

Carpeted floor, panel radiator heated from Rayburn. Front double aspect double glazed window. Built-in wall cupboards to side of fireplace. Fireplace with wood burner on flagged hearth.

Rear Kitchenette

Boarded floor, sink unit and part tiled wall. Window with rear aspect and external door.



FIRST FLOOR

Bathroom

Panelled bath, pedestal handwash basin, low level WC, electric heated towel rail single glazed window frame.

Bedroom 1

Double bedroom, with front double aspect window double glazed, another single glazed window to the side.

Bedroom 2

Double bedroom with exposed beams and dressing room off.

Bedroom 3

Double bedroom, carpeted floor, exposed beams and double-glazed window front aspect.

Bedroom 4

L shaped, double bedroom exposed beams and double-glazed window with front aspect.

Bedroom 5

Double bedroom, fitted carpet, exposed beams, double glazed window to front.



Hallway

With exposed beams and second staircase.

Family Bathroom

Panel bath, pedestal hand wash basin, low level WC, electric heated towel rail.

Bedroom 6

Double bedroom, carpeted floor, old traditional styled fireplace, double glazed window.

On the second floor there is attic space.

LAND AND BUILDING

The property benefits from a large lawned garden to the front with private driveway and additional parking area to the rear.

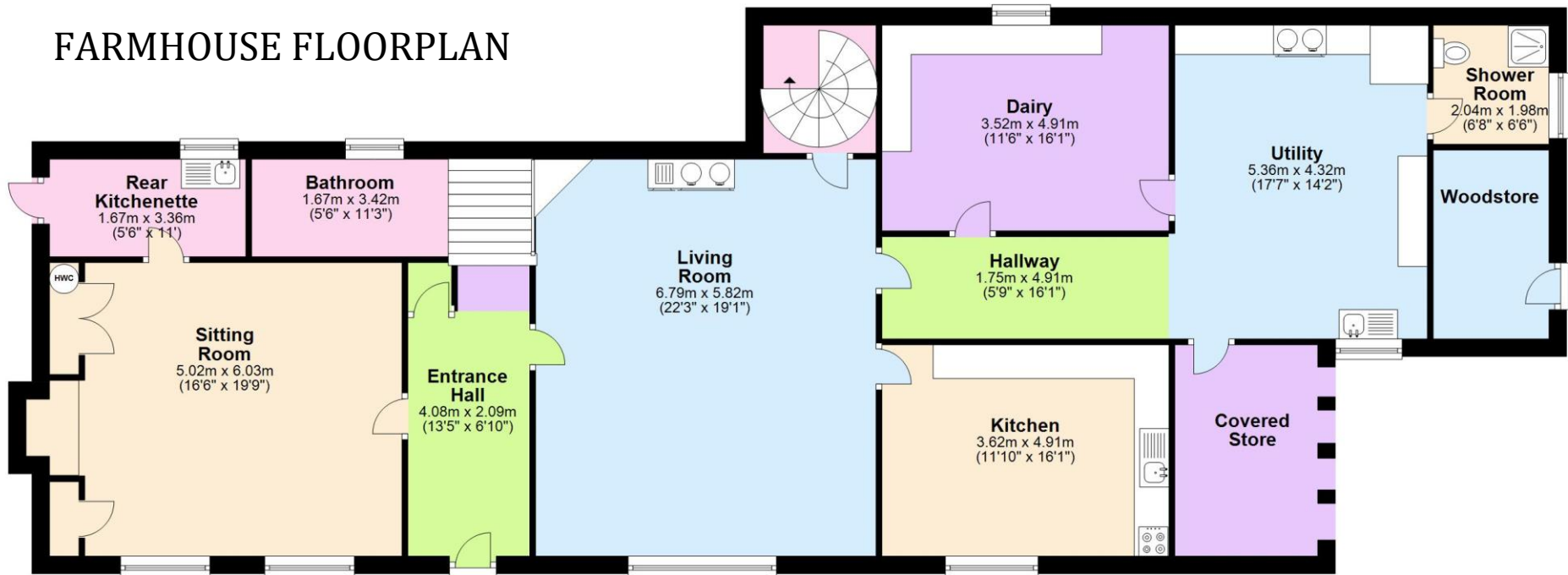
The rear grass paddock extends to around 1.90 acres and a two-storey detached traditional brick stable block under a slate roof divided into three rooms providing additional storage for the main house.

The property also includes a covered entrance porch with lean-to wood store and brick former piggeries.



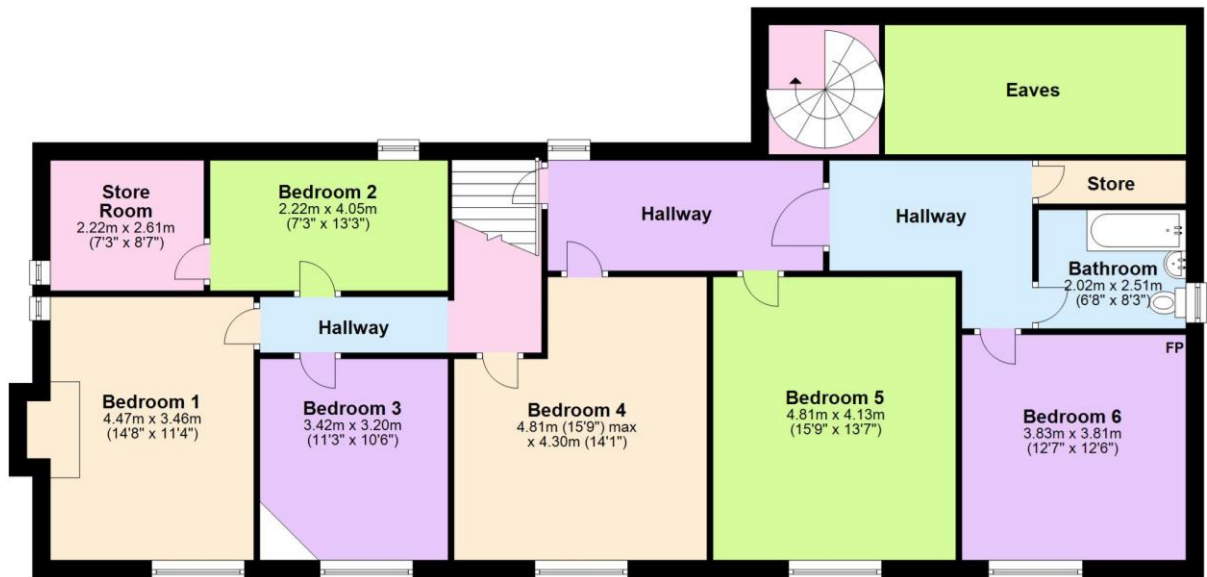
FARMHOUSE FLOORPLAN

Ground Floor



FIRST FLOOR

First Floor



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

ANNEX FLOOR PLAN

FIRST FLOOR



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



FARMHOUSE ANNEX

This is accessed via an external staircase situated at the rear of the property and leads to the first-floor annex flat.

Porch with a door to:

Lounge

Wall with exposed timber beams, radiator and window.

Kitchen

Exposed beams with stainless steel sink unit, side drainer with cupboards below and wall units, electric hob and cooker and single window.

Bedroom 1

L shaped bedroom with carpet floor and window.

Bedroom 2

Single bedroom with carpet floor and window.

Bathroom

Panelled bath, low level WC, wash hand basin.



ENGLISH HERITAGE LISTING:

The register extract (source: english-heritage.org.uk) states:

Lower Jury Farmhouse (Grade II Listed)

"Possibly C17, remodelled in late C18. Timber-frame, sandstone rubble, brick, tiled roofs and brick stacks. Rectangular plan aligned north-east/south-west. Cellar, two storeys and attics. South elevation has 2:3 windows, all segmentally-headed 3-light late C18 or early C19 casements, except for a 2-light casement above 6-panelled door to right of gable front; plastered brick plat band. North-east gable has small area of exposed timber-framing, attached to which is a small two-storey two-window mid-C19 extension. North elevation has massive stone side stack, tallet stairs and a small 2-light window which is reported in RCHM. Interior noted as having heavy ceiling beams in principal ground floor rooms."





ACCESS

The property will benefit from a right of way over the farm access track subject to a maintenance contribution according to user.

BOUNDARIES

The purchaser will be required to erect a stock-proof fence along the boundary marked A-B-C and D-E-F on the plan and as per the posts onsite within 3 months of completion.

SERVICES

The Farmhouse and annex share private drainage and mains electric and mains water.

The farmhouse is currently heated by the Rayburn and night storage heaters.

TENURE

The property and annex are available freehold with vacant possession.

COUNCIL TAX

Lower Jury Farmhouse – F
Lower Jury Annex – A

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.

VIEWINGS

Viewing appointments must be booked in advance, please call 01432 356161 (Option 3) to arrange.

MODE OF SALE

The property is offered for sale by Private Treaty.

MONEY LAUNDERING

As a result of anti-laundering legislation all persons intending to bid must provide Proof of Identification (ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill)).

ENERGY PERFORMANCE CERTIFICATE

Farmhouse & Annex:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		

HEALTH & SAFETY NOTICE

Prospective Purchasers should take all necessary care when making an inspection. 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 take the A49 south and then turn onto the A465 towards Belmont. Continue along the A465 for approximately 5 miles then at the shell garage turn right on to the B4348 towards Peterchurch. Continue for approximately 1.4 miles then turn left towards Allensmore. Continue along the road for approximately 1.8 miles until you reach a T junction turn left here. Continue along the road for approximately 0.7 of a mile then turn right continue along for 0.4 of a mile and the property will be on your right.

From Hay-on-Wye take the B4348 and continue along for approximately 12.9 miles then turn right towards Kerry Gate. Continue along for approx. 2 miles then there will be a T junction turn right here. Continue along for approximately 0.6 of a mile then turn right continue along for 0.4 of a mile and the property will be on your right.

WHAT3WORDS

paces.pets.idea

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.

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.



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.