

POOL FARMHOUSE

ROWLESTONE, HEREFORD, HR2 0DS



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FARMHOUSE & LAND

Impressive five bedroom farmhouse | Peaceful rural location | View of the surrounding countryside | Traditional features | Grade III pastureland split into three paddocks | Level & gently sloping topography

FOR SALE BY PRIVATE TREATY

IN ALL ABOUT 8.62 ACRES (3.49 HECTARES)

OFFERS IN THE REGION OF £995,000

Location

Pool Farmhouse is nestled on the edge of the Golden Valley in Southwest Herefordshire. Surrounded by rolling countryside and farmland, the nearby village of Rowlestone offers a tranquil and scenic setting ideal for those seeking a peaceful rural lifestyle. Despite its tranquil location, Rowlestone is well connected via the A465, providing convenient links to Hereford (approximately 14 miles northeast). The nearby market town of Abergavenny (approximately 10 miles southwest) provides direct rail services to Cardiff. The M50 and M4 motorways are also within reach, offering access to the wider motorway network. The property benefits from good access to local amenities. The village of Ewyas Harold, just 3 miles away, offers a range of everyday facilities including a village shop, post office, primary school, doctor's surgery, and public house.

Description

An opportunity to acquire a beautifully presented and impressive country residence with grounds and paddocks extending to approximately 8.62 acres. The farmhouse comprises of a traditional stone property under a slate roof with accommodation across three floors. This spacious five bedroom home is situated along a council-maintained road and approached by a private driveway, which leads to a generous parking area at the front of the property. The property is complemented by maintained lawns offering a picturesque setting. To the side elevation is secondary access to the property directly off the council maintained road, providing additional parking. Internally, the house has been well maintained and provides flexibility to the purchaser to alter the dwelling to their vision. The Grade 3 pasture land provides ample space to create your very own small holding or equestrian facility. The property is situated in an area renowned for its natural beauty, with excellent opportunities for outdoor pursuits in the nearby Black Mountains and Beacon Beacons National Park.



Abergavenny 10 | Hereford 14 miles | Monmouth 18 miles | Ross-on-Wye 19 miles | Gloucester 38 miles

Front entrance Hall

2.13m x 5.0m (6'11" x 16'4")

With front door, staircase and doors leading to the dining room, lounge and kitchen.

Entrance porch

Side entrance porch leading into the kitchen.

Snug/ Dining room

4.1m x 3.2m (13'5" x 10'5")

With a window to the front elevation and a fireplace.

Lounge

4.2m x 4.2m (13'9" x 13'9")

With a window to the front and side elevations, a wood-burning stove and a door leading to the kitchen.

Kitchen breakfast room

5.0m x 3.9m (16'4" x 12'9")

With wall and base units, Aga, dishwasher, electric oven and hob, fitted microwave, sink and window to the side elevation. Doors leading to the lounge, hallway, pantry and utility.



Pantry

3.74m x 3.95m (12'3" x 12'11")

Large pantry with a window to the rear elevation.

Storage/ office room/ Inner Hallway

2.6m x 1.88m (8'6" x 6'2")

Door leading to the utility room.

Utility room

1.88m x 1.5m (6'2" x 4'11")

With Belfast sink, plumbing for a washing machine and space for a tumble dryer and a door to the side and rear elevation.

Shower room

0.75m x 4.1m (2'5" x 13'5")

With an electric shower, toilet and window to the side elevation.

Cellar

Spacious cellar with windows to the front and rear elevations.



FIRST FLOOR

Landing

L-shaped landing with a step down leading to the main bedrooms.

Bedroom

4.17m x 4.24m (13'8" x 13'10")

With electric heater, carpeted floor and windows to the front and side elevation.

Bedroom

3.59m x 4.4m (11'9" x 14'5")

With double-fitted wardrobes, an electric heater and a window to the front elevation.

Bathroom

2.8m x 3.4m (9'2" x 11'1")

With a separate bath, corner electric shower, towel rail, sink and toilet. Two windows to the rear elevation.

Bedroom

3.9m x 2.8m (12'9" x 9'2")

With an electric heater and windows to the side and rear elevation.

Bedroom

3.9m x 2.8m (12'9" x 9'2")

With an electric heater and windows to the side elevation.

SECOND FLOOR

Stairs leading to additional accommodation.

Bedroom

4.37m x 4.5m (14'4" x 14'9")

With an electric heater and a window to the side elevation.

Storage room

With timber floorboards, a window to the side elevation and exposed beams.

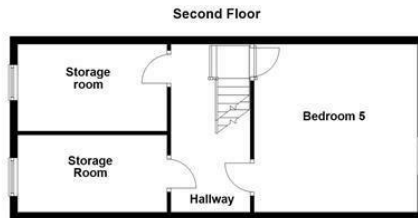
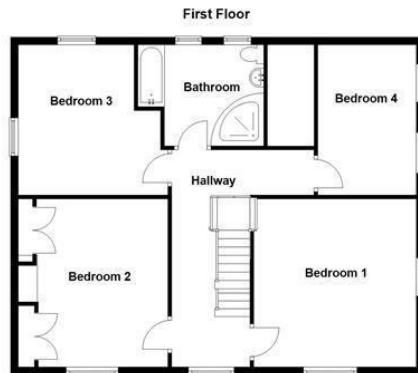
Storage Room

With timber floorboards, a window to the side elevation and exposed beams.

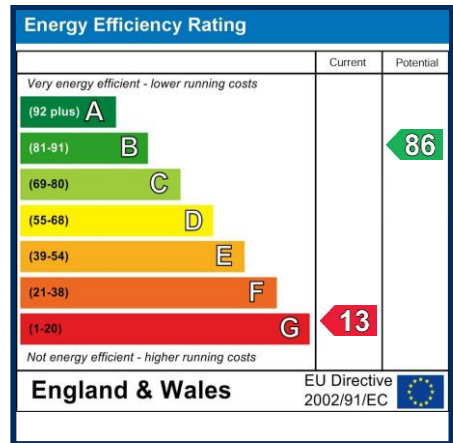




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Floor plan produced for identification only. Not to Scale
Plan produced using PlanIt



Access

Pool farmhouse is approached via a private drive off the council maintained road. The drive opens onto a gravel parking area at the front of the property with a secondary access to the side elevation providing additional parking. The farmhouse is surrounded by maintained lawns and floral gardens.

The Land

Comprising approximately 8.62 acres (3.49 ha) of level and gently sloping pasture and garden areas. The land is Grade 3 according to the Agricultural Land Classification and is ideally suited for grazing. The land is conveniently split into three field parcels enclosed by mature hedgerows and stock fencing, with direct access from a council maintained road into the most northern field parcel. The land also presents potential for a variety of alternative uses (subject to the necessary consents), including equestrian, diversification, or amenity purposes.

General Information

Services

The property is connected to mains water, electricity. The property has an oil boiler and septic tank.

Energy Performance Certificate

Pool Farmhouse has an energy efficiency rating of a G.

Council Tax Band

The farmhouse is a band E for council tax.

Access

The property is accessed directly from the council maintained road via a private driveway.

Tenure

The property is sold with Vacant Possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation

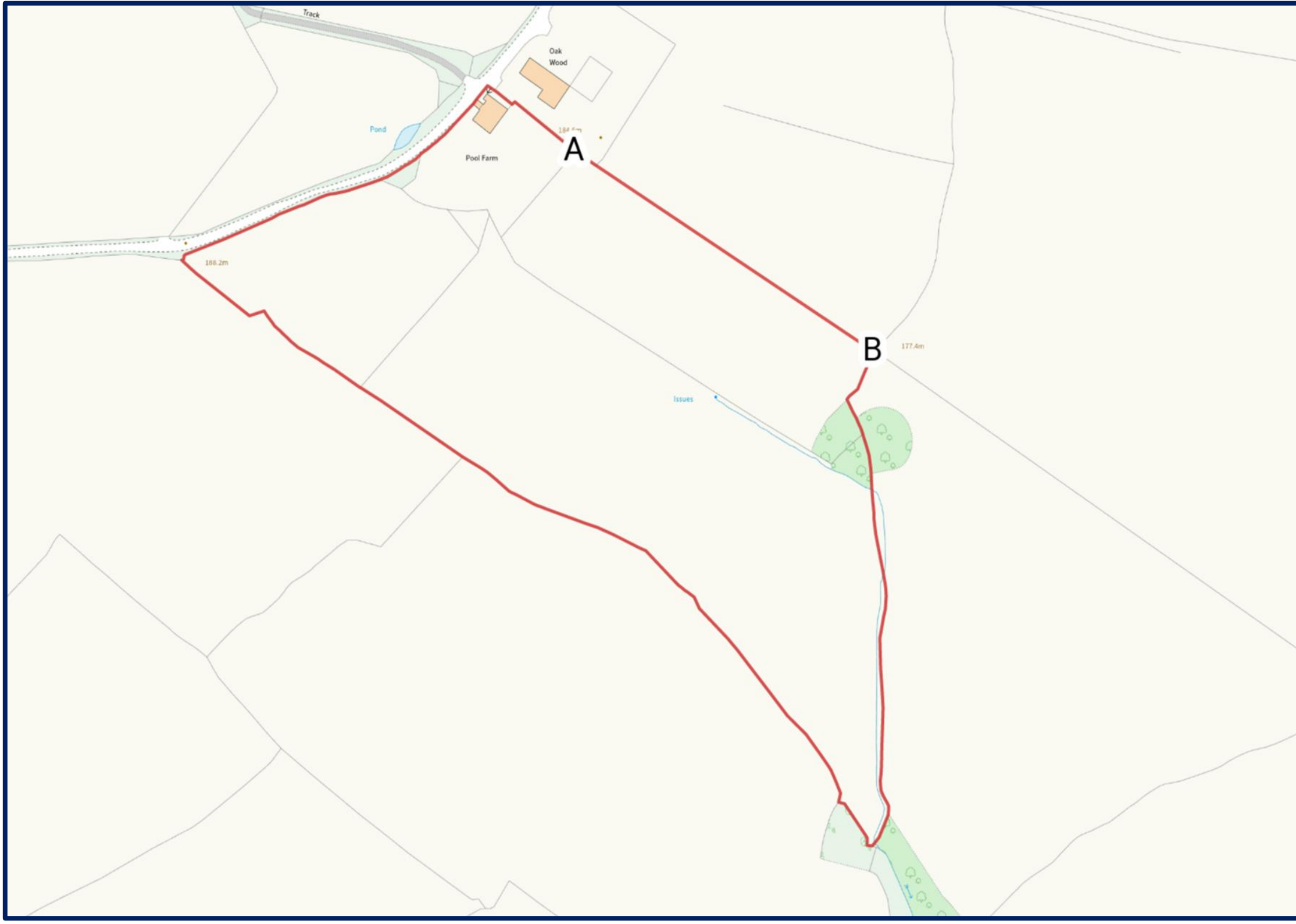
The property is not situated within a Nitrate Vulnerable Zone, National Park or Area of Outstanding Natural Beauty.

The Farmhouse is not listed and the property is not situated within Flood Zone 2 or 3.

Wayleaves, Easements & Rights of Way

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sales particulars or not. We understand the property is not impacted by any public rights of way.



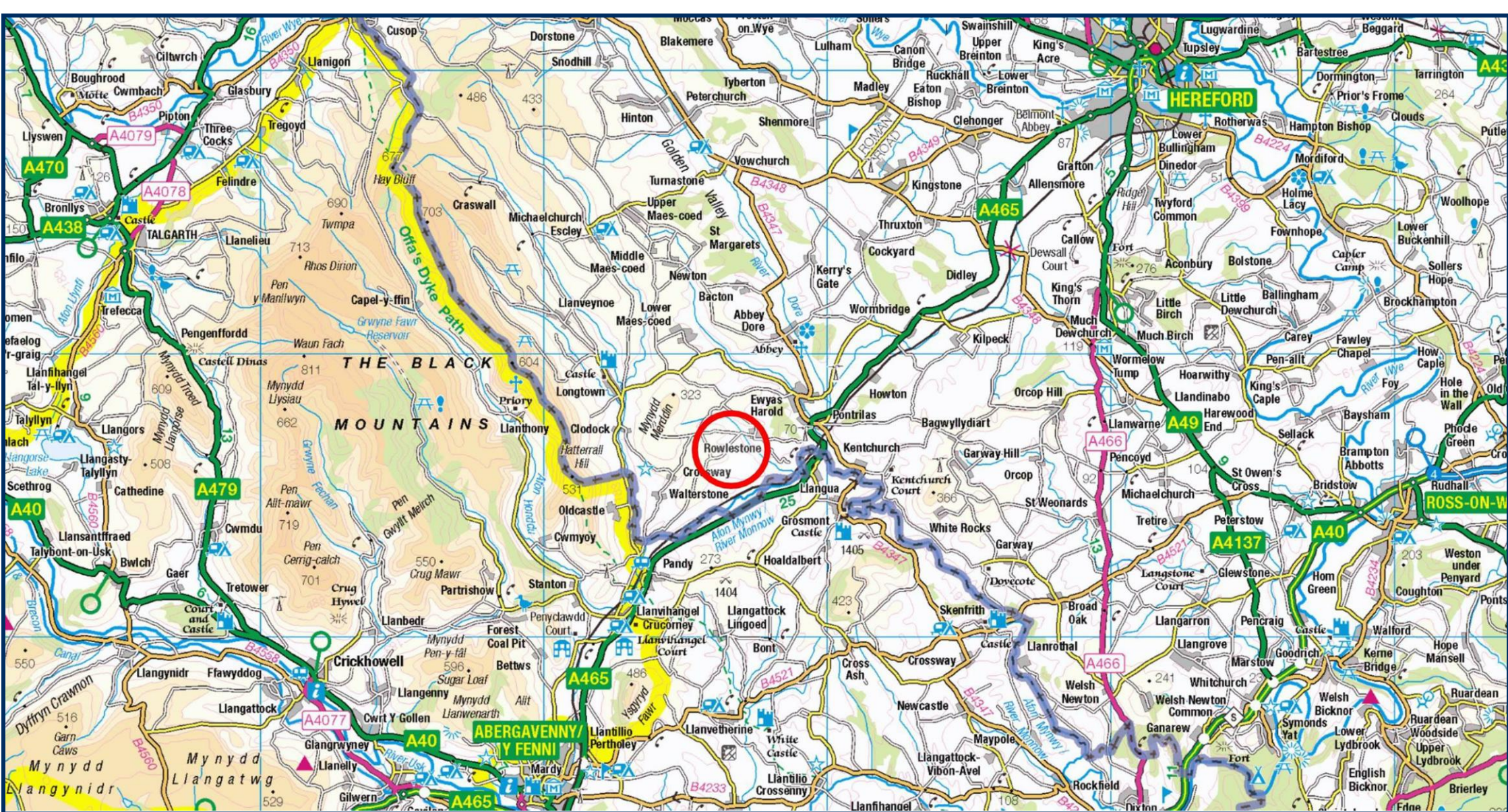


Boundaries, Roads & Fences

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will, however, provide whatever assistance they can to ascertain the ownership of the same. The purchaser will be required to erect a stock-proof fence between points A & B within 1 month of completion.

Rural Payment Schemes

The land has been registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved by the Vendor. In so far as we are aware the land is not subject to any environmental stewardship.



Sporting, Timber & Mineral Rights

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

Mode of Sale

Pool Farmhouse is offered for sale by Private Treaty.

Guide Price

Offers in the region of £995,000

Planning

No formal planning searches have been undertaken on the land or property. Full details of the planning history can be found on the local authority website.

Local Authority & Public Utilities

Herefordshire County Council, Plough Ln, Hereford HR4 0LE
Welsh Water, Fortran Rd, St. Mellons, Cardiff CF3 0LT
National Grid ED (West Midlands), Bristol, BS2 0TB

Viewing

Viewing strictly by appointment with the selling agent only.
Gareth Wall on 01432 356161 or 07974 143336
Charlotte Watson on 01432 356161 or 07442 400949
Matthew Nicholls on 01497 822522 or 07811 521267

Health & Safety

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.

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.

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. 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 or warranty whatsoever in relation to the property.

Directions

From the city of Hereford take the A465 towards Pontrilas and Abergavenny. Proceed along this road until you enter the village of Pontrilas and turn right onto the B4347. Continue along this road for approximately 0.5 miles into the centre of the village of Ewyas Harold, at which point turn left and continue along this road for a further 2.5 miles and turn left. After a short distance turn left, continue along this road for approximately 1 mile. The property is on the right hand side and will be shown by the Agents For Sale board.

What3words:

///butlers.poems.booth



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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.

