

# POMONA FARMHOUSE

BARTESTREE, HEREFORD, HR1 4BQ





## INTRODUCTION

Pomona Farmhouse is a beautifully appointed country residence set within over four acres of idyllic grounds, featuring mature orchards, a private tennis court, and a tranquil lake. Arranged over three storeys, the property offers a spacious farmhouse kitchen-diner, two elegant reception rooms, and five generously sized double bedrooms. Each room is filled with natural light and showcases charming character features, while offering all the comforts of a modern family home. The layout lends itself perfectly to multi-generational living, with ample space to create a self-contained annex if desired.

Nestled along a peaceful lane on the edge of the village of Bartestree, Pomona Farmhouse enjoys a serene rural setting while remaining conveniently close to amenities. The historic city of Hereford is just a 15-minute drive away, offering a wide selection of junior and senior schools, as well as a train station with excellent commuter links.

The field outlined blue below extends to approximately 3.62 acres and may be available to purchase at an additional price by separate negotiation.









## POMONA FARMHOUSE

### Accommodation

The accommodation comprises:

### Entrance Hall

Stairs down to cellar, with doors off leading to Kitchen Diner and Sitting Room.

### Cellar

### Sitting Room

The sitting room is beautifully enhanced by a striking bay window that frames views of the surrounding grounds. High ceilings contribute to the room's airy and spacious atmosphere, while the woodburning stove provides a warm and inviting focal point.

### Kitchen Diner

This spacious farmhouse-style kitchen features patio doors that open onto a terrace with stunning views of the lake and surrounding orchards. At its heart is a four-oven electric AGA with a tiled backsplash, complemented by custom painted shaker-style wooden units, and a generous granite feature island with a built-in seating area. A woodburning stove in the dining space adds a cosy, welcoming touch.

Doors lead out into the utility room and inner hallway.

### Utility Room

Fitted units with sink and washing machine point with door to outside.

### Inner Hall

Doors leading off to,

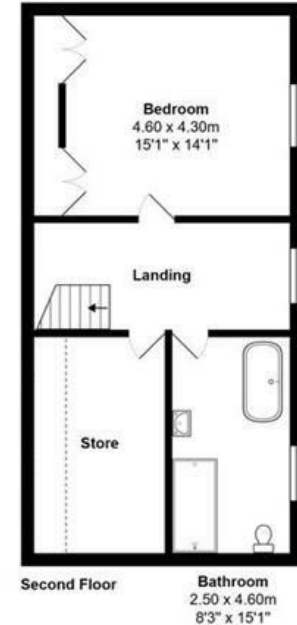
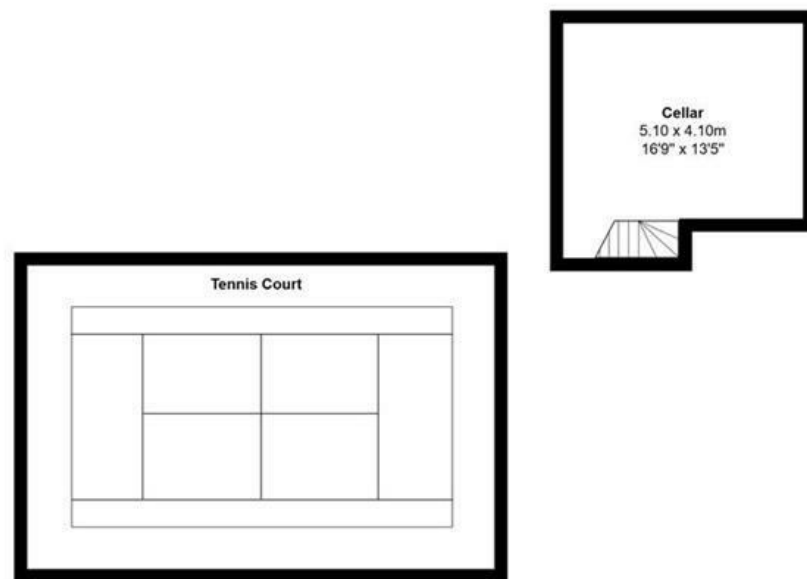
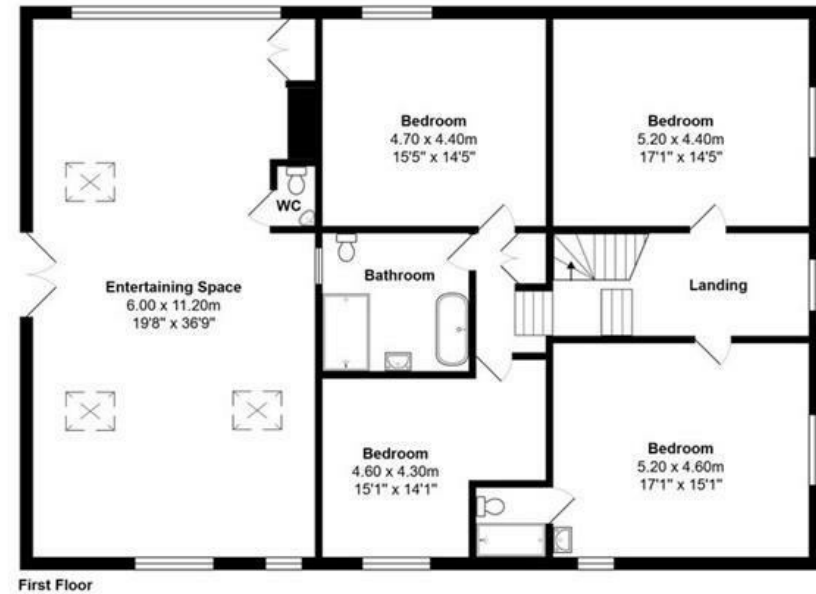
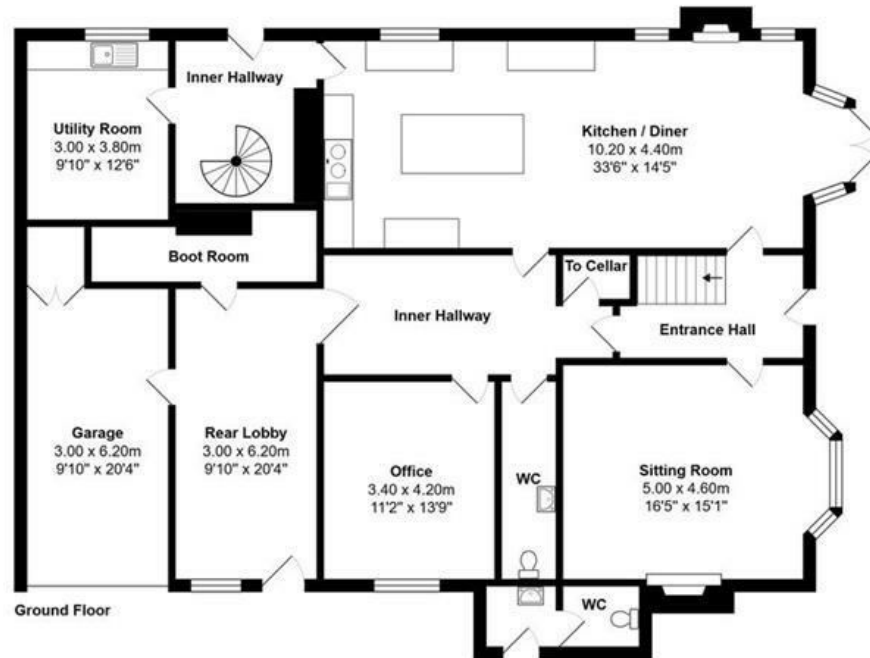
### WC

Downstairs WC with wash hand basin and traditional style radiator.





Pomona Farm, Pomona Lane, Bartestree, HR1 4BQ



Total Approx Area: 425.0 m<sup>2</sup> ... 4575 ft<sup>2</sup> (excluding wc, double garage, cellar, tennis court)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.







## Office

This second reception room is currently used as a home office, but offers flexibility to be transformed into a snug or children's playroom, complete with built-in storage.

## Rear Lobby

Accessed via driveway to the north of the property, leading to

## Boot Room

Tiled floor with inbuilt storage.

## Garage

With storage cupboard, housing the Boiler and Hot water tank.

## First Floor

Stairs lead to a generous split-level landing, naturally illuminated by large windows that offer views over the gardens and orchard.

## Master Bedroom with en suite

The expansive and light-filled master bedroom enjoys dual aspect views over the rear garden and private tennis court. Characterful wood flooring runs throughout, adding warmth and charm. The room benefits from an en suite shower room with WC, and also features a stylish wash hand basin within the bedroom, blending convenience with elegance.

## Bedroom 2

A generously sized double bedroom featuring an elegant feature fireplace and a window that offers picturesque views over the tennis court and orchard.

## Bedroom 3

A well-proportioned double bedroom featuring a window with views over the garden.

## Family Bathroom

The family bathroom features a classic freestanding bath, perfect for indulgent soaks, complemented by a separate sleek mixer shower for added convenience. A modern toilet and wash hand basin complete the suite, all set against tasteful finishes that create a calm and elegant atmosphere.

## Bedroom 4

A spacious double bedroom featuring a wash hand basin

## Entertaining Space

This versatile space presents an exceptional opportunity to create a spacious home office, private gym, or a self-contained annex. Accessed via a striking spiral staircase from the inner hallway, it also benefits from its own external entrance, offering the potential for complete independence as a separate flat or guest suite. The room is bathed in natural light thanks to stunning floor-to-ceiling windows and skylights, while underfloor heating adds a touch of modern comfort and warmth.

## Second Floor

Stairs from the landing lead to the second floor, with its elevated position and abundant natural light, this floor provides a unique blend of privacy and potential, offering the perfect opportunity to create a spacious master suite or a private teenage retreat.

## Bedroom 5

This attractive double bedroom enjoys scenic views over the orchard and tennis court and benefits from built-in, walk-in wardrobes.

## Bathroom

The bathroom is elegantly appointed with a freestanding bath, perfect for relaxing soaks, alongside a sleek rectangular shower offering a modern touch. A contemporary toilet and stylish wash hand basin complete the suite.

## Store/Walk-in Wardrobe

This useful space offers excellent potential as a walk-in wardrobe, particularly if the floor is configured as a master suite. It features built-in cupboards, providing practical storage while maintaining a clean and elegant aesthetic.









**OUTSIDE**

**Driveway and Parking**

The property benefits from generous parking facilities, including a spacious gravel driveway, and an integrated garage.

There is also a separate timber clad double garage which has a roller shutter door and concrete floor. The property also benefits from an outside toilet with wash hand basin.

**Gardens**

To the rear of the property, an elegant terrace framed by wooden pergolas on either side offers shaded seating areas, perfect for outdoor entertaining or quiet relaxation. The terrace leads onto a lawned area, currently used for croquet by the owners, and is bordered by established planting and sculpted topiary hedges. This beautifully landscaped garden enjoys stunning views across the all-weather tennis court and ornamental lake, creating a truly picturesque and tranquil setting.

A dedicated kitchen garden area features raised beds and a glass greenhouse, ideal for growing fresh produce and enjoying a touch of self-sufficiency.

**Orchard & Lake**

Set within approximately four acres, Pomona Farmhouse enjoys a truly enchanting rural setting. The grounds are framed by ancient apple and perry pear trees—ranging from dessert to cider varieties—creating a peaceful and picturesque backdrop for this exceptional family home. A stunning ornamental lake, extending to around 2.08 acres, serves as a haven for wildlife and is home to a resident family of swans, adding to the charm and natural beauty of the landscape.

The orchard, measuring approximately 1.12 acres, complements the lake and is joined by beautifully maintained gardens, an all-weather tennis court, and a croquet lawn. A kitchen garden with raised beds and a glass greenhouse offers space for growing fresh produce, while sculpted topiary hedges and established borders enhance the elegance of the outdoor space.

An additional paddock may be available to purchase by separate negotiation, offering further potential for equestrian use or expansion.

A timber outbuilding, set on a concrete pad, provides useful storage and could easily be adapted or replaced to form a stable for a small pony, adding to the property's versatility.

**Additional Land**

There is an additional paddock available by separate negotiation. The field extends in total to around 3.62 acres and is shown outlined blue on the plan. The land is currently planted with Christmas trees, however these could be sold or removed by a purchaser to provide a useful paddock. If purchased alongside the farmhouse the purchaser will be responsible for erecting a stock proof fence around the boundary within 3 months of completion.





## **EPC**

Pomona Farmhouse currently has an Energy Performance Certificate rating of D based on the existing woodchip Biomass Boiler. The property will be disconnected from the boiler and a new oil fired boiler will be connected before completion.

## **Council Tax**

Pomona Farmhouse is in Council Tax Band F.

## **Services**

We understand that Pomona Farmhouse is serviced by mains electricity, mains water and a private drainage system. The Vendor will install a new Oil Boiler before completion. An electric vehicle charging station is installed for convenient at-home charging.

## **Access**

Pomona Farm is accessed via a private gravelled drive off Pomona Lane.

## **Wayleaves, Easements and Rights of Way**

The property is sold subject to and with the benefit of any easements, quasi easements, wayleaves, or rights of way.

## **Important Notices**

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.

## **Planning**

Full details of the planning history can be found on the Herefordshire County Council Website.

## **Agent's 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.









Viewings

Viewing strictly by appointment with the selling agents only.

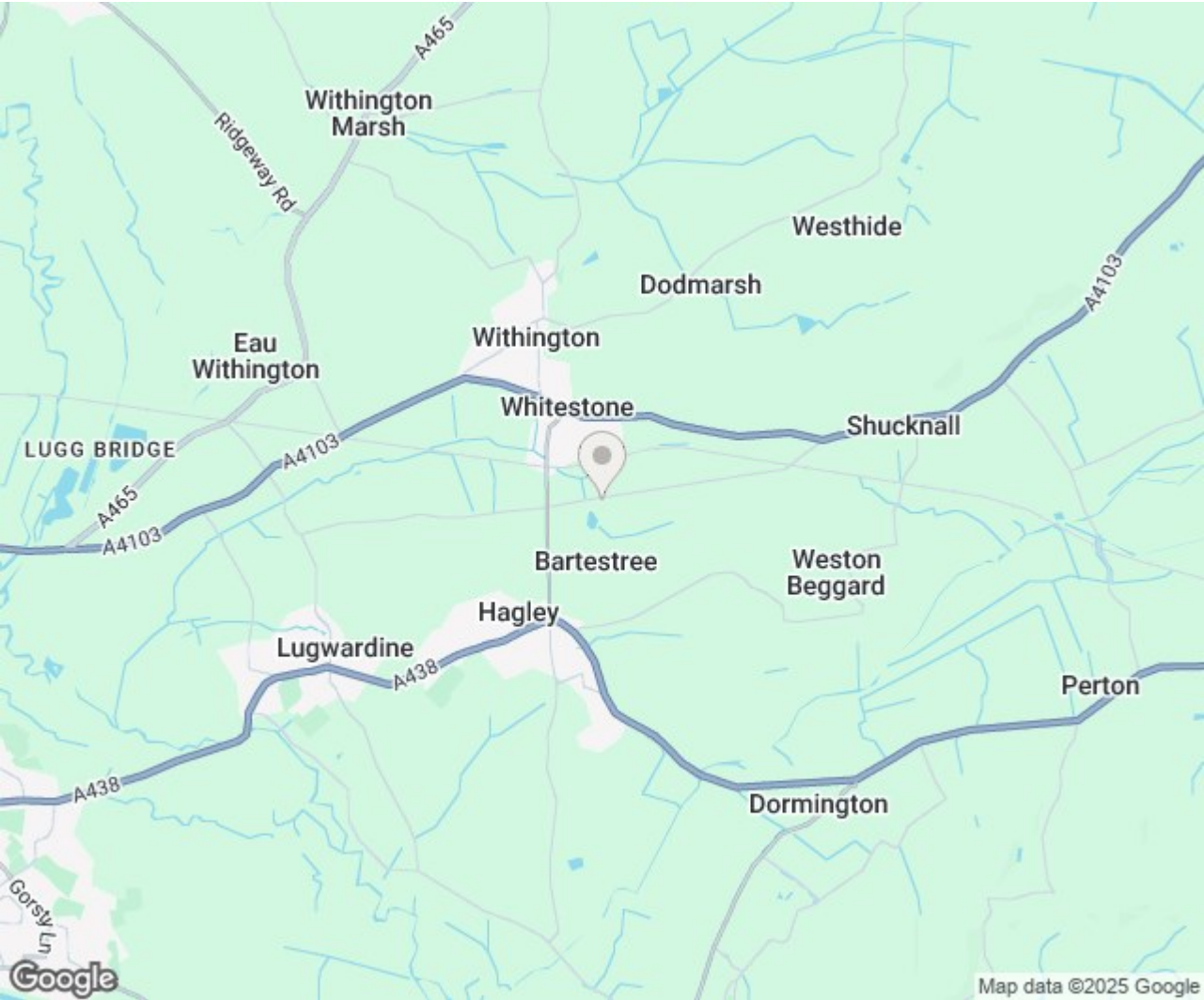
Peter Kirby or Katie Bufton on 01432 356161 (Option 3)  
k.bufton@sunderlands.co.uk

What3Words

///trustees.assures.stall

Directions

From the city of Hereford turn onto St Owens Street and proceed for 0.4 miles before bearing left onto the A438 towards Ledbury. Continue on the A438, going straight over the roundabout and bearing right after approximately 2 miles. After 3.4 miles take a left onto a lane and proceed for 0.5 mile before turning right at the junction onto Roman Road. After 0.2 miles Pomona Farmhouse will be located on the right.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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. Sunderland 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.