

CUSOP FARMHOUSE

AVENBURY, BROMYARD, HEREFORDSHIRE, HR7 4JY



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Upon Kind Instructions from Mrs Dorothy Masters

**AN IMPRESSIVE PERIOD FARMHOUSE WITH TRADITIONAL
AND MODERN FARM BUILDINGS SET IN 2.69 ACRES OF LAND
WITH A FURTHER 6.08 ACRES AVAILABLE SEPARATELY**

**A 15th/16th Century Grade II Listed, Period 4/5 Bedroomed Farmhouse with an adjoining Granary and 3 Former Hop Kilns
which could provide further residential accommodation if required subject to Planning Permission.**

Again, the modern farm buildings may provide further development potential subject to a Q Class Planning Application.

For Sale by Private Treaty



INTRODUCTION

A rare opportunity to acquire an impressive five bedroomed house with modern and traditional outbuildings in a secluded position some 2.5 miles south of Bromyard. Cusop Farmhouse comes to the market for the first time since it was purchased by Mrs Masters' family in 1939 and gives the Purchaser(s) the opportunity to modernise the house to their own specification. The adjoining hop kilns and granary could provide further accommodation subject to Planning Permission and the Dutch barn and modern farm buildings could provide further opportunity for residential development subject to a Class Q application.

The former market town of Bromyard offers the usual facilities of shops, supermarkets, public houses, restaurants, doctors, vets, primary and secondary education. The County City of Hereford lies some 15 miles to the southwest with Worcester 20 miles to the east. Leominster, Tenbury Wells and Ledbury all lie within 15 miles of Cusop farmhouse.



DESCRIPTION

Cusop Farmhouse is a Grade II listed building dating from the 15th and 16th Centuries with Black and White half timbering to the rear and a Georgian brick front facing to the south.



ACCOMMODATION

Front Hall: With night storage radiation and beamed ceiling.

Dining Room: With stone fireplace and Clearview woodburning stove, beamed ceiling, two sash windows and two built-in cupboards.

Lounge: Stone Inglenook fireplace with inbuilt Clearview woodburning stove. Beamed ceiling and walls. Two sash windows and picture and dado rails.

Rear Hall: With flagstone floor and rear staircase to the first floor.

Kitchen: With oil-fired Aga, quarry tile and flagstone flooring, built-in pine corner cupboard, single draining sink unit with base units and wall

cupboards. Plumbing for washing machine and dishwasher.

Kitchen 2/Utility Room: With beamed ceiling and walls, single draining sink unit and quarry tiled floor.

Bathroom: With panelled bath, wash hand basin, WC, beamed wall, night storage radiator and quarry tiled floor.

From the rear Hall downstairs to the lower ground floor there are steps down to the former Kitchen with an open fireplace and brick floor leading onto the former Dairy with brick floor.

First Floor

Bedroom 1: Double with night storage radiator.

Bedroom 2: Large double with beamed ceiling and walls with built-in wardrobe, night storage radiator and two sash windows.

Bedroom 3: A large double with beamed ceilings and walls, two sash windows, a night storage radiator.

Bedroom 5: Dressing Room.

Bedroom 4: Double.

Bathroom: with panelled bath, pedestal wash hand basin, WC, Dimplex wall heater beamed with airing cupboard with hot water tank.

OUTSIDE

To the front of the house is a lawned area with a front drive leading to the front door, flower borders, shrubs and trees. Adjoining the main house are three hop kilns, a two circular and one square and a granary extending over the main kitchen. At right angles to the main house: the former milking dairy and former cow house.

OUTBUILDINGS

Dutch Barn 105ft x 25ft with lean-to straw barn, **Sheep/Cattle Building** 75ft x 26ft and 30ft x 30ft. **Open Fronted Cattle Yard** 40ft x 15ft, constructed of brick and stone under clay tiled roofs with **Loose Boxes** to each end.

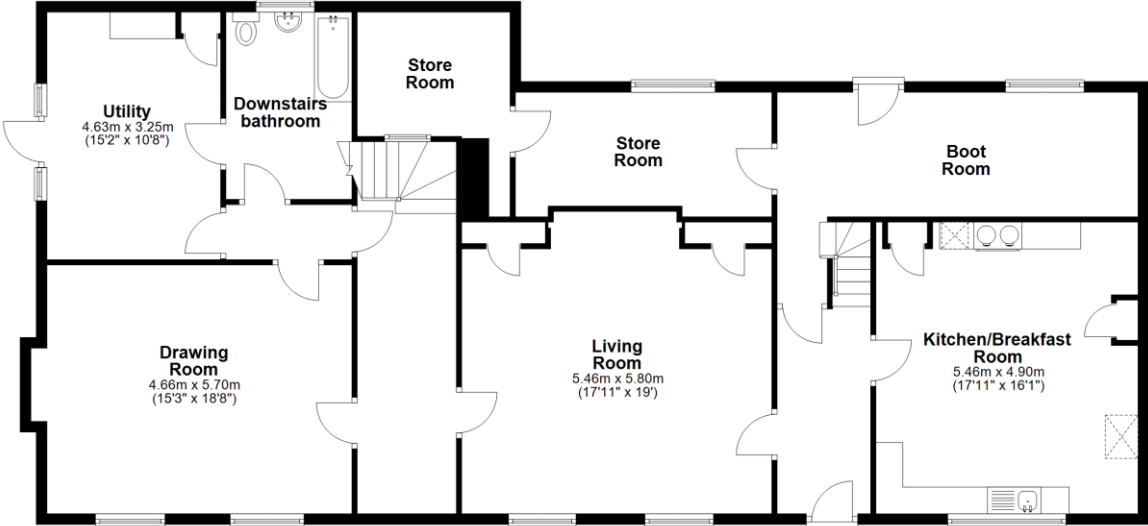




FLOOR PLAN

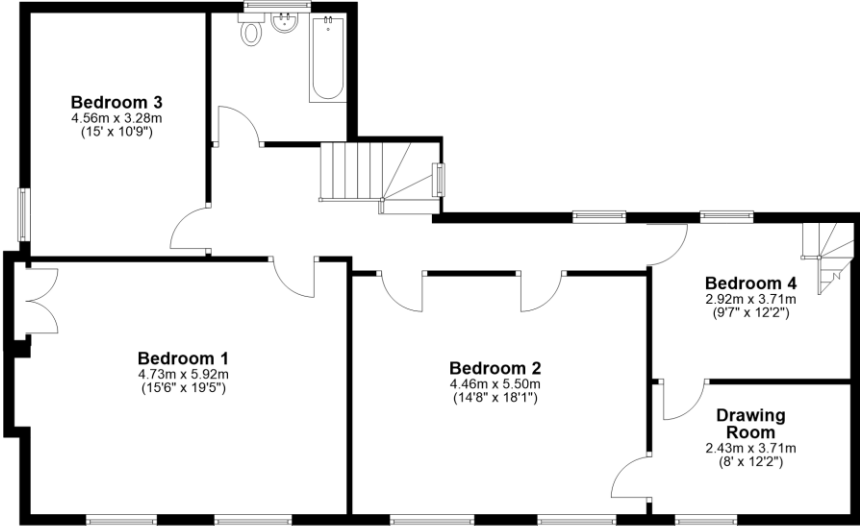
Ground Floor

Approx. 173.8 sq. metres (1871.3 sq. feet)



First Floor

Approx. 109.6 sq. metres (1179.4 sq. feet)



THE LAND

The Property stands in approximately 2.69 acres of gardens, grounds, outbuildings and a paddock with a pond. A further 6.08 acres is available for sale by separate negotiation.

SERVICES

The Property benefits from mains electricity and water with a private drainage system. Within six months of completion the Purchaser(s) must make their own connection to mains water which lies in B4214 as the current supply will be maintained for the use of the remainder of Cusop Farm.

TENURE

The Property is freehold and vacant possession with be given upon the completion of the sale.

COUNCIL TAX

Herefordshire Council Tax Band: F.

TIMBER, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale.

BASIC FARM PAYMENT SCHEME

The land is registered with the RPA on their Rural Land Register. The Vendor and Licensees will claim the Delinked Payments and the purchaser must indemnify the vendor and licensees for any breaches of Cross Compliance or BPS Rules for the remainder of the Scheme year. The Entitlements are not available. The property is currently not entered into any Countryside Stewardship Schemes.

VENDORS AGENTS

Sunderlands 1862 LLP
Contact Tel: 01432 356161(Option: 3)
Office opening hours:
Mon-Fri 9.00am-5.30pm
Sat 9.00am-12 noon
Selling Agents:
Richard Hyde 07977 467165
Tara Boulton 07824 552830

VENDORS SOLICITORS

Whatley Recordon
12 Worcester Road
Malvern
WR14 4QU
Tel: 01684 892939

UPLIFT CLAUSE

There will be an Uplift Clause of 25% over a 20-year period from the date of acquisition. The Uplift Clause will apply to the Dutch Barn and associated Lean-to Barns and any separate dwellings created from the Traditional Farm Buildings.

WAYLEAVES, EASEMENTS AND 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.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The Purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters

have on the property. Prospective Purchasers must make their own enquiries to Herefordshire Council.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ,ROADS AND FENCES

The Purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the contract of sale shall apply.

MODE OF SALE

The Sale is upon kind instructions from Mrs Masters and Cusop Farmhouse is being offered for sale by Private Treaty. Prospective Purchasers should carry out their own enquiries with Herefordshire Council and other Authorities before making an offer.

MONEY LAUNDERING

As a result of anti-laundering legislation all persons intending to bid must include a copy of their completed Land Registry Identity Form ID1.

EPC RATING

Farmhouse – Exempt due to Grade II Listing.

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 a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP have any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

DIRECTIONS

From Bromyard take the A465 and turn south, for Ledbury on the B4214 where the Property will be indicated on the right-hand side approx. 2 ¼ miles from that junction.

VIEWING

Strictly by appointment with the Agents.

Tara Boulton Tel: 01432 356161 (Option 3) 07824 552830 and Richard Hyde 07977 467165.

HEALTH AND SAFETY

This is a fully working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

CONTAMINANTS

The Vendors and their Agents accept no liability for any contaminants on the property.







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1000 m
Scale 1:58035 (at A4)



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's 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.