



FORD ABBEY

Pudleston, Herefordshire



A HISTORIC FORMER MONASTIC ABBEY SET IN ITS OWN BEAUTIFUL VALLEY WITH GROUNDS SURROUNDING A NATURAL WATER GARDEN.

The Abbey

Hall | Drawing room | Sitting room | Dining room | Garden room | Study | Kitchen breakfast room | Cloakroom
Principal bedroom with dressing room and bathroom | Four further bedroom and bathrooms

The Barn

Divided into four houses each with open plan kitchen and living rooms, two with one bedroom and two with two bedrooms

Leisure complex

Heated indoor swimming pool, games room/potential gym, studio and shower rooms

Outbuildings

Garaging for three cars | Further barn with potential for additional garaging | Machinery stores | Additional stores | Orchard stables

Garden and grounds

Extensive landscaped grounds encompassing a natural water garden with running streams | Ornamental ponds
Delightful walkways | Four bridges and planting.

Land

Productive apple orchards and grassland paddock of about 8.5 acres

In all about 26 acres



Ford Abbey was first documented in the late 1120s as a chapelry of Leominster Priory, and by the early 1200s, it had come under the ownership of Reading Abbey. It is believed that a small community of monks resided there, primarily to care for the sick. Following the dissolution of Reading Abbey in 1539, the property passed into the hands of the Patehall family. Notably, John Patehall, who was appointed Escheator of Herefordshire in 1496—a royal officer responsible for managing the King’s rights in the county—became associated with the estate.

The current owners acquired Ford Abbey as a derelict farmstead and, driven by a deep respect for its heritage, commissioned a series of archaeological surveys to uncover its rich history. They then undertook a comprehensive restoration and enhancement of the property. Today, the main house serves as a comfortable family residence, enjoying charming views across the landscaped gardens and surrounding grounds.

Adjacent to the main house stands a substantial barn, which has been thoughtfully converted into four additional homes and a leisure complex. For a time, the property also operated as a boutique hotel, but it has since returned to being a private family home.







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Ground Floor

Drawing room
9.00 x 5.90
29'5" x 19'4"

Sitting room
6.93 x 5.80
22'7" x 19'0"

Garden room
7.21 x 6.05
23'7" x 19'8"

Plant room

Porch

Courtyard

Dining room
8.40 x 6.17
27'6" x 20'2"

Secondary Sitting room
6.32 x 5.17
20'7" x 16'10"

Utility room
4.54 x 3.34
14'9" x 10'10"

Kitchen/Breakfast room
8.26 x 4.28
27'1" x 14'0"

WC

Secondary Dining room
8.07 x 3.86
26'5" x 12'7"

WC

Store

Laundry
5.74 x 3.88
18'8" x 12'7"

First Floor

Bedroom 2
6.18 x 5.55
20'3" x 18'2"

Bedroom 3
6.92 x 5.83
22'7" x 19'1"

5.79 x 3.34
18'10" x 10'10"

En suite

En suite

Bedroom 4
4.01 x 3.97
13'2" x 13'0"

En suite

En suite

Bedroom 5
9.28 x 4.86
30'5" x 15'10"

Dressing room
4.90 x 2.79
16'1" x 9'2"

Dressing room
4.67 x 4.56
15'3" x 14'10"

Principal bedroom
8.32 x 4.42
27'3" x 14'5"

Storage
3.38 x 2.96
11'1" x 9'7"

Balcony

Gallery

En suite

En suite

Denotes restricted head height

Second Floor

Void over Bedroom 2

Gallery

Loft access

Void over Bedroom 4

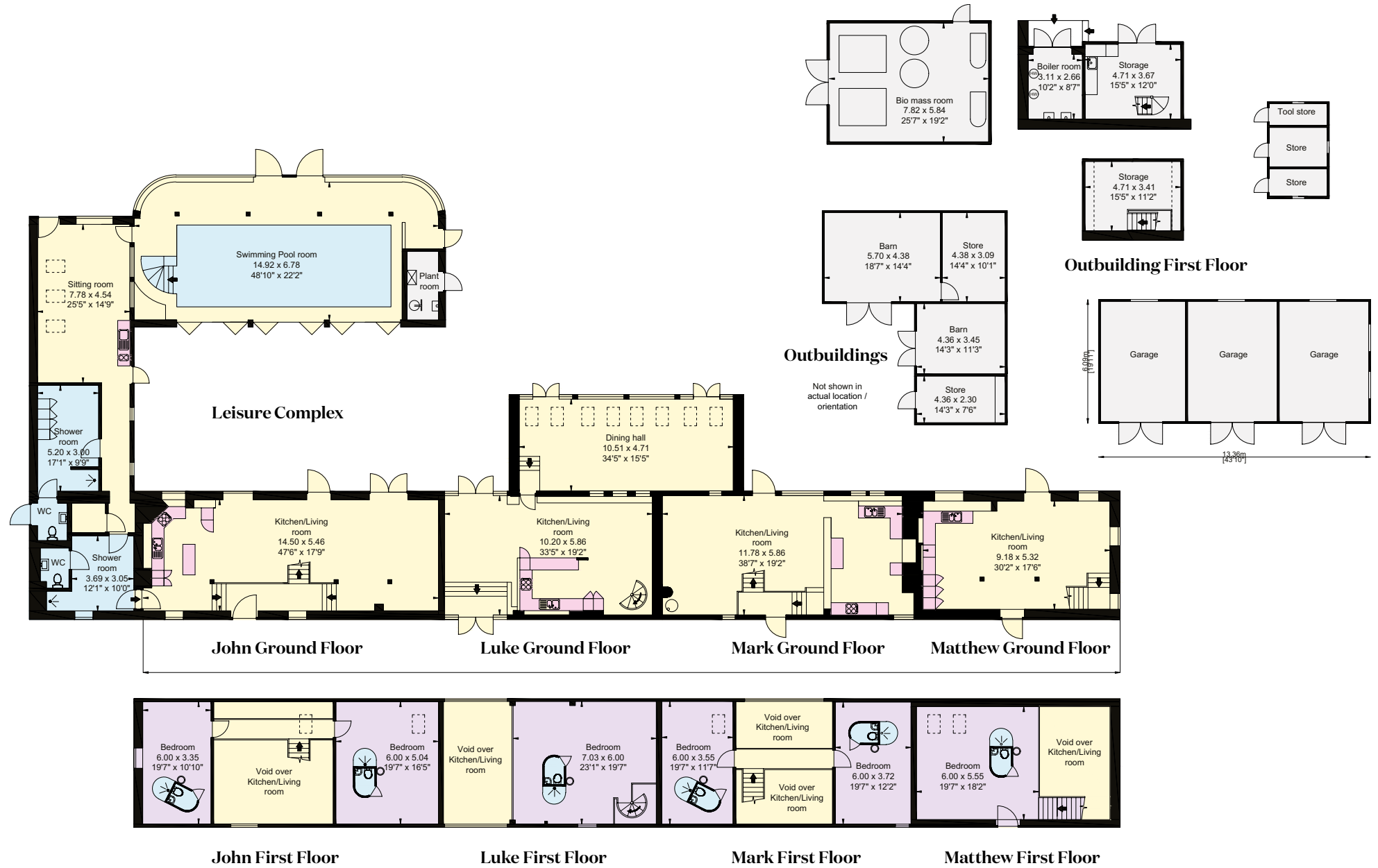
Gallery

Storage
3.38 x 2.96
11'1" x 9'7"

Approximate Gross Internal Area
House: 734 sq m (7,902 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





Approximate Gross Internal Area
Cottages: 506 sq m (5,448 sq ft)
Leisure Complex: 190 sq m (2,047 sq ft)
Outbuildings: 246 sq m (2,649 sq ft)

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Nestled in a tranquil and picturesque valley, completely secluded and surrounded by unspoiled countryside, this property offers a rare sense of peace and privacy—an increasingly precious asset in today’s fast-paced world. Located within the parish of Pudleston, a charming rural hamlet with deep historical roots, it is even recorded in the Domesday Book, reflecting its long-standing place in the English landscape.

The property sits at the heart of approximately 26 acres of beautifully maintained land, offering both space and serenity in equal measure. The house is perfectly positioned to take full advantage of its idyllic setting, surrounded by thoughtfully landscaped gardens and grounds that have been carefully designed to harmonise with the natural contours of the land. A meandering watercourse runs through the property, enhancing its natural beauty and creating a soothing, ever-present connection to the surrounding environment.

Numerous outdoor seating areas, lawns, and garden features have been strategically placed to provide inviting spaces for relaxation, contemplation, and entertaining—each offering its own unique view over the rolling countryside beyond. Whether enjoying a peaceful moment by the stream, taking in the views from a quiet garden nook, or walking the boundaries of the estate, the property delivers a rare combination of rural charm, natural beauty, and timeless elegance.

Communications are excellent with the historic towns of Hereford 18 miles and Worcester 24 miles, whilst the major centre of Birmingham is within 45 miles and London 170 miles.



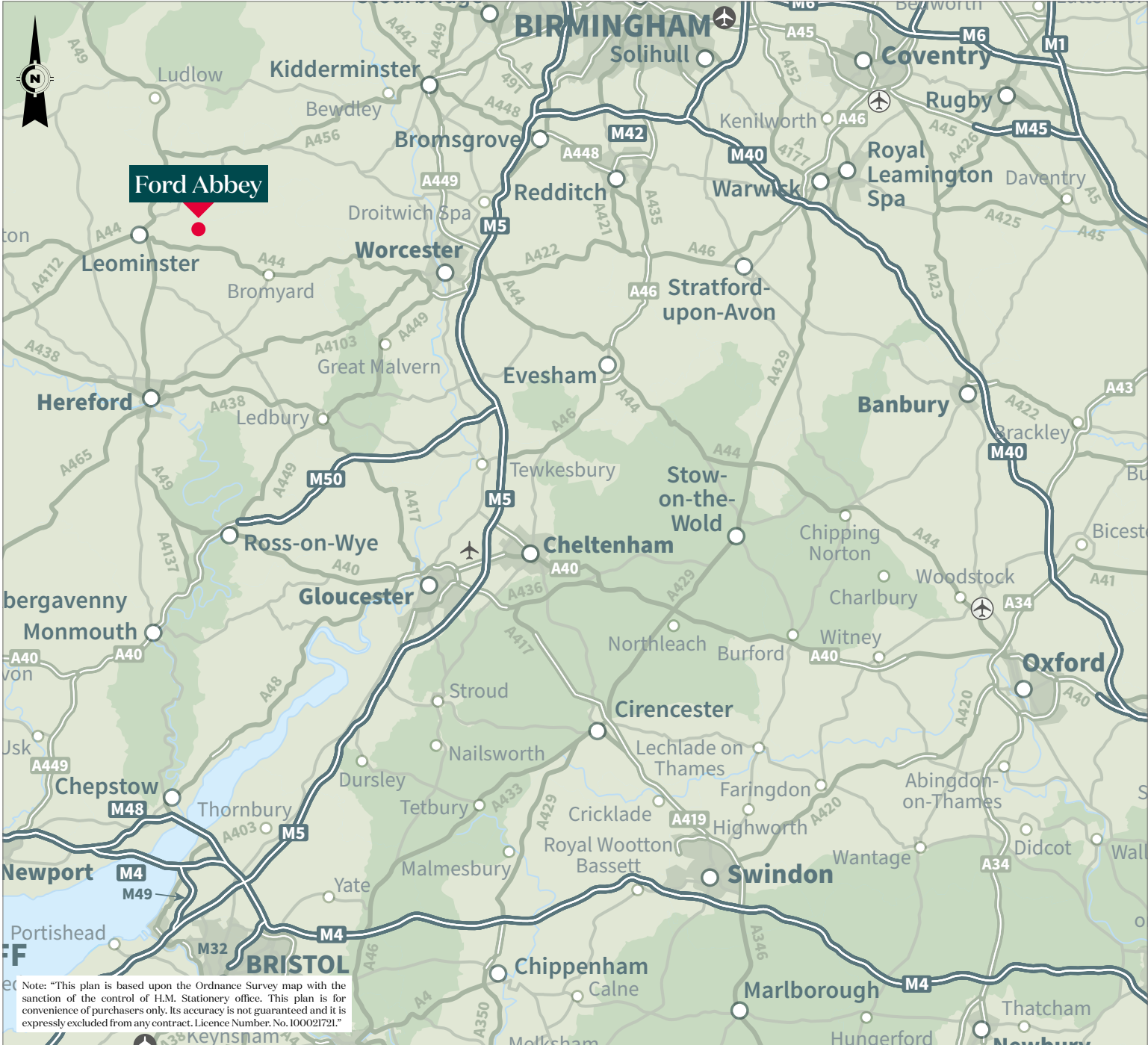


PROPERTY INFORMATION

Services: Mains water and electricity. Private treatment plants. Bio mass boiler for central heating. Additional PV panels.

Listing: Listed grade II

Directions: what3words ///noun.ferried.leaflet or HR6 OSB



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