



Shobdon Farm

Hereford

An incredibly attractive West Herefordshire farm, set in a scenic position with vistas of Hay Bluff and The Black Mountains

Shobdon Farm, Newton St. Margarets, Hereford, HR2 0QW

Longtown 5 miles | Hay on Wye 11 miles | Hereford 15 miles | M50 24 miles

Cheltenham 48 miles | Bristol 63 miles | M4 motorway 37 miles | Newport train station 42 miles

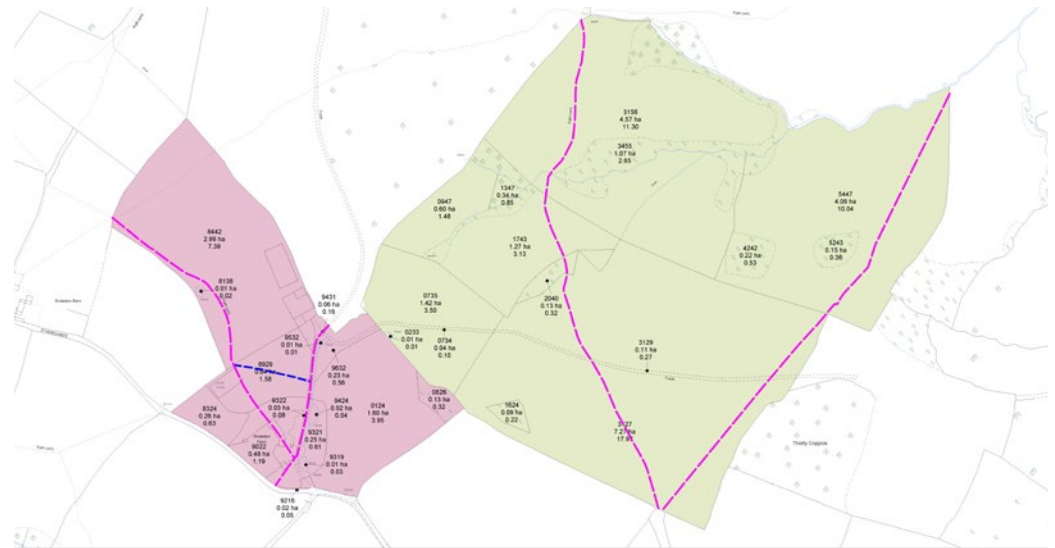
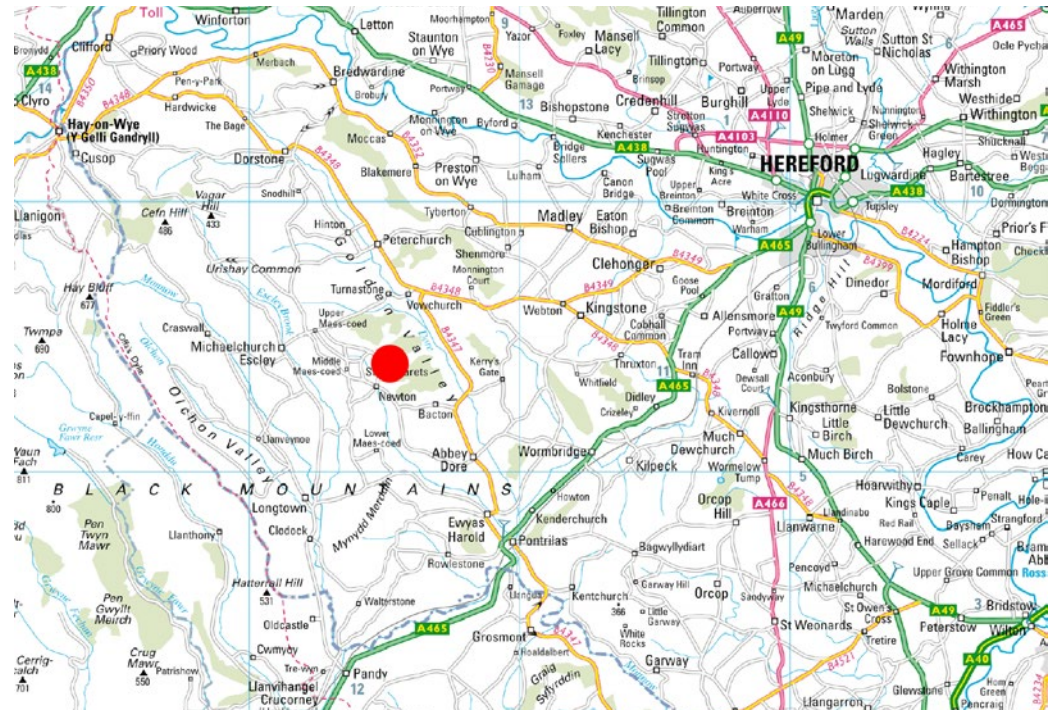
(direct train to London 1hr 40mins) | London 150 miles

Modern country house, built in 1995 | Over 4500 sq ft
 Country kitchen with dining and sitting areas | Utility
 Drawing room | Study | Games/family room | 2 Cloakrooms
 6 Bedrooms | 4 Bathrooms | Garaging | Tennis court | A range
 of agricultural buildings | Pasture and woodland

About 69 acres in all

Available as a whole, or in 2 lots

Lot 1 is about 16.58 acres/6.71 ha, Lot 2 is about 52.90 acres/24.41 ha



Shobdon Farm

- Lot Key**
- 1 Lot 1 (6.74 ha / 16.82 ac)
 - 2 Lot 2 (21.35 ha / 52.73 ac)
 - Permissive Footpath (as used on the ground)
 - Public Footpath

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Not to Scale. Drawing No. Y23181-01 | Date 04.09.24





Location

Shobdon Farm is set in a stunning and rural location, yet still extremely accessible. The Olchon Valley borders the Brecon Beacons National Park and the Black Mountains. Offa's Dyke footpath snakes from Hay on Wye, rises up Hay Bluff and joins the Brecon Way across the top of The Black Mountains. The village of Longtown is a short drive, and has a superb village shop and café, a local pub, post office, village hall and primary school. Other villages such as Peterchurch, Craswall, Dorstone, Vowchurch are all an easy drive and offer various village and community amenities. The Bulls Head at Craswall is in the Michelin guide and the top 50 gastro pubs in the UK 2024, and Chapters Restaurant in Nearby Hay on Wye received a Michelin star in 2023. Hay on Wye is only a short drive and has national acclaim through the renowned Hay Literary Festival. Hay has some excellent independent shops, cafes, and restaurants, with regular markets, art galleries, antique shops, and book shops lining narrow streets in this picture-postcard town. Abergavenny, occupying the scenic Usk Valley, is considered the gateway to Wales, and is easily accessible. There is an excellent food festival, and much of the local markets and independent retailers one would expect from a superb market town. The cathedral city of Hereford achieved university status in 2017 and a recent £90 million shopping centre includes a Waitrose, multiplex cinema, and a number of well-known retail brands. The Courtyard is the cultural centre for the arts and theatre. A range of public and private schools are found in Monmouth, Hereford, Malvern, Cheltenham, and Worcester. The property is well placed for access to the surrounding commercial centres. National railway stations are in Hereford, Abergavenny and Newport. Bristol, Birmingham, and Cardiff international airports are about 1.5 hours away. The national motorway network is within easy reach via the M50 and M4 respectively. London is accessible in just under 3 hrs.



The property

Enjoying spectacular views of the Black Mountains, this thoughtfully designed, contemporary country house (1995) was built in traditional Welsh Farmhouse style and is nestled in Herefordshire's Golden Valley, occupying a superb private position.

The location is one of the main draws for this property. The land, including a number of small woods, is part of the mid-tier stewardship scheme and could be ideal for regenerative farming and/or biodiversity net gain etc.

Sitting in approximately sixty-six acres of grazing and woodland, this equestrian property/ smallholding features an all-weather arena, four internal loose boxes/stables and outbuildings. Shobdon Farm is an exceptional country residence, which has been sympathetically built to the current owner's design to create a six bedroomed home with four reception rooms, surrounded by lovely gardens, a tennis court, a large garage and incredible views. An absolutely beautiful family home.

The rooms are well-proportioned and there is good flow throughout, offering flexible accommodation.

A feature front door leads to a stone-flagged porch into a spacious, light entrance hall. Doors off lead to a bright snug/study with a Jetmaster fireplace, a wonderfully light drawing room with windows on four sides and a large open fireplace, a downstairs cloakroom, under stair cupboard, a large light farmhouse kitchen with an Aga and space for a dining table and a walk-in pantry.

A useful boot room area leads from the kitchen, with doors leading to the front and back gardens and into the attached garage, a utility room, a cloakroom and back stairs. The entrance hall also has a door to a cellar room with a log burner. The windows and door lead to the garden, making it an excellent space for a teenage den, party room, or home office.

Rising from the hallway is a broad, sweeping staircase leading up to the second floor, with four double and one single bedroom and three bathrooms (one en-suite).

Bedroom five has a door leading to a further room, which could be used as a dressing room or blocked off to form part of a separate annexe, with another bright room at the top of the back stairs and an en-suite bathroom. These rooms could become a self-contained annexe or could be joined with the boot room/ garage area downstairs as separate, versatile accommodation with doors out to their own private garden area.

Outside

The beautiful gardens wrap around the house, with views across the Black Mountains, and the tennis court is a close walk away.

A track takes you from the house down to the range of functional farm buildings, including a barn housing four large internal looseboxes/ stables, a hay barn, an internal tack room and various units suitable for horses, sheep or other livestock. At the rear of the buildings is an all-weather arena.

The land is fenced and watered and is currently used for sheep. Small streams run through the ancient woodland gullies into the stunning valley below, where bluebells, orchids and other wildflowers are found. The ground provides excellent amenity and as a whole, offers a tremendous opportunity as a lifestyle property where the focus is connection to nature and the wonderful Herefordshire countryside.

Lot 1 - House, gardens, outbuildings, tennis court, and pasture of about 16.58 acres / 6.71 ha.

Lot 2 - Pasture and woodland of about 52.90 acres / 24.41 ha.





General Information

Method of sale: Shobdon Farm is offered for sale as a whole or in lots, by private treaty.

Tenure: The property will be sold with vacant possession on completion. **Services:** Mains electricity and mains water, with private drainage (we understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought) and oil fired central heating. The farm buildings are connected to mains electricity and the water supply. Fibre broadband is available to the property. EPC Band G. Council Tax Band D.

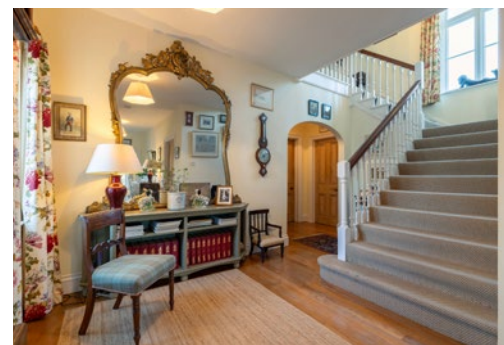
Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves whether referred to in these particulars or not. Our client confirms the public footpath that runs across the house and garden has not been used since the house was constructed. Walkers use the permissive route as currently signposted. A formal request to replace the old public footpath with the permissive route is being addressed with the Local Highway Authority.

Basic Payment: The entitlements to the Basic Payment are excluded from the sale. **Schemes:** Mid tier stewardship scheme. **Designations:** None **Sporting, timber and mineral rights:** All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

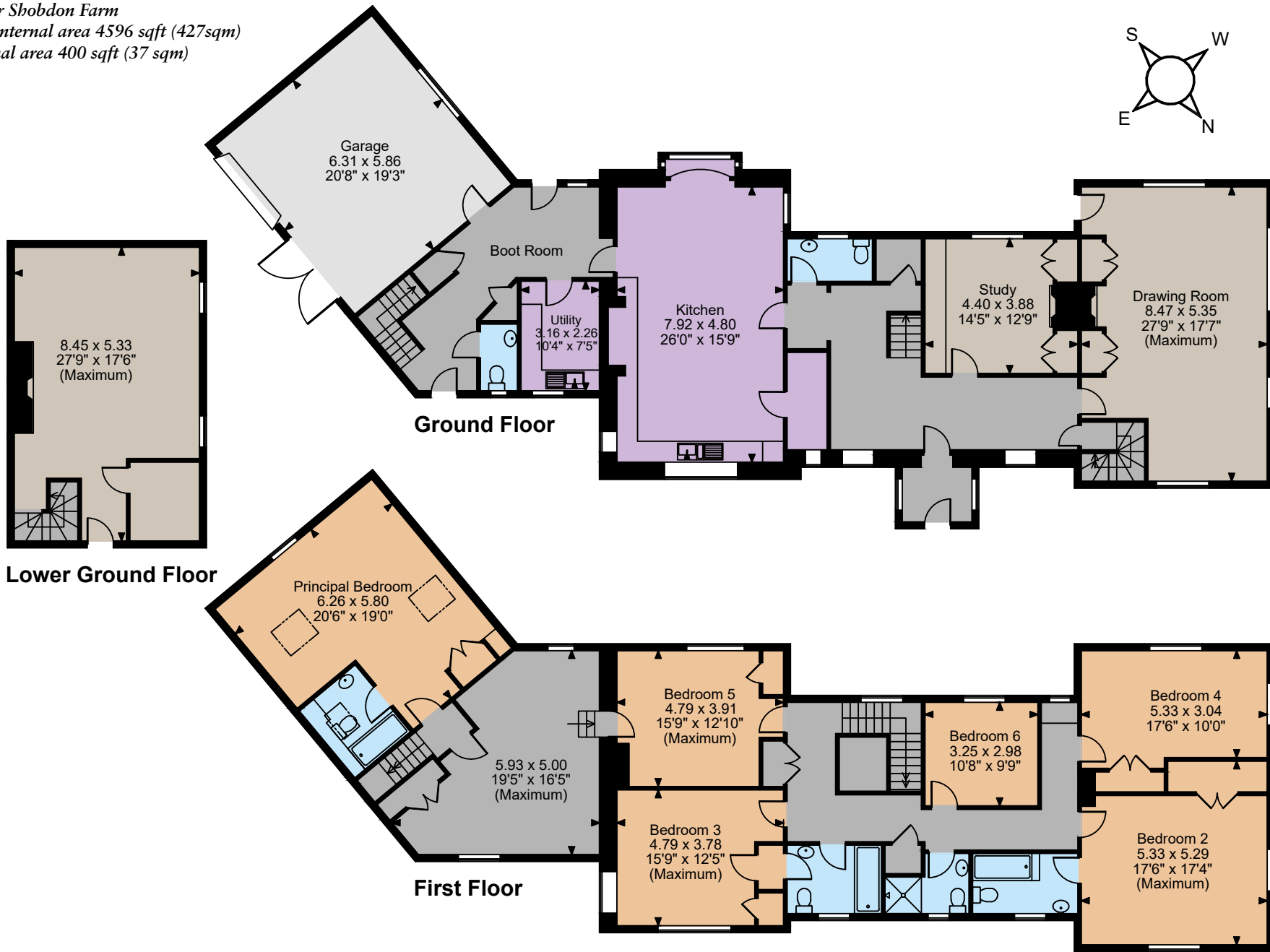
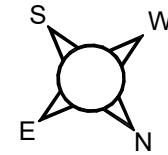
Covenants and/or restrictions: None **Fixtures and fittings:** All items such as fixtures, fittings and equipment, including fitted carpets and curtains, garden ornaments and statuary, are specifically excluded from the sale.

Local authority: Herefordshire County Council **Health and safety:** Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Postcode: What3words:///punks.blotchers.kinks
Guide Price as a whole £1,850,000
 £1,500,000 Lot 2 £350,000



Floorplans for Shobdon Farm
 Main House internal area 4596 sqft (427sqm)
 Garage internal area 400 sqft (37 sqm)



The position & size of doors, windows, appliances and other features are approximate only.

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