

THE STEPPES

ULLINGSWICK + HEREFORDSHIRE



BENGOUGH
PROPERTY



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An exciting opportunity to own a portfolio of properties, including an historical village house and five rental properties producing substantial income all with further scope for development

Main house with five reception rooms + Principal Bedroom with dressing room and bathroom + Three further bedrooms including a study/bedroom and bathroom

Pretty Garden + Laundry Room + Outbuildings

Five rental properties including a one bedroomed cottage and four two bedroomed flats in two barn conversions

In all about one acre

Hereford 10 miles + Ledbury 12 miles + M50 15 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



SITUATION

The village of Ullingswick, in the heart of the Herefordshire countryside, with its Norman church, is situated some 10 miles south of Leominster and 8 miles southwest of Bromyard. There are excellent road connections to Ledbury, the M50, Malvern and the City of Hereford. Schools in the area abound and the local primary school is close by at Burley Gate.

THE PROPERTIES

The National Heritage register lists The Steppes, as it is known today, as Steps Farmhouse and records that it is an 18th Century Grade II listed building. The house as well as The Stables Cottage and the two courtyard barns were all beautifully converted and restored in the early 1980's and 90's respectively. Today The Steppes and its complement of residential buildings present an exciting opportunity for someone not just to live in a pretty part of Herefordshire, but also to earn a substantial income from the five rental properties.

THE STEPPES FARMHOUSE

The Steppes Farmhouse overlooks the courtyard and back from the village lane. The drive leads down amongst the buildings where there is ample car parking and scope to create more parking beside the farmhouse.

A flagstone path from the lane leads to the covered front door into the flagstone floored Hall, main staircase, door to the cellar and shuttered door opposite through to a glazed porch and back door. Off the hall is a Sitting Room with fitted shelves and wood burning stove and a Study (recently used as a Bedroom) and an adjoining room with a walk-in shower. The Dining Room and Kitchen are the oldest parts of the house both with remarkable features. The Dining Room has beamed ceilings, a stone fireplace with oak bressummer and a built-in oak cupboard. The Kitchen has Indian slate floors, the back staircase, a fireplace, fitted units including a Rangemaster, original bread oven, sink and the boiler, as well as a glazed porch and back door. The Cellar was the original dairy and was converted into a sitting room with a bar when the house was a small country house hotel.





There is a stone fireplace with a wood burner, cobbled and flagstone flooring, a bar and doors out into the garden.

On the first floor, the principal bedroom with its own dressing room and ensuite bathroom is off the small landing. There are two further bedrooms, a bathroom and a study area which with its mezzanine floor above, can easily be converted back into a bedroom.

The pretty gardens of the house surround two sides and include the original well and pump. Steps go down to the Laundry Room.

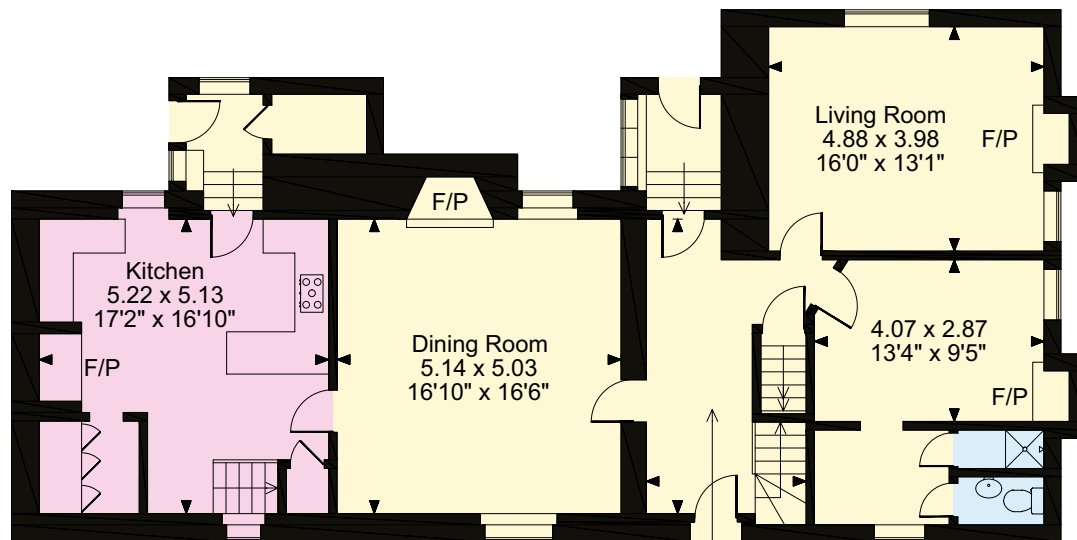




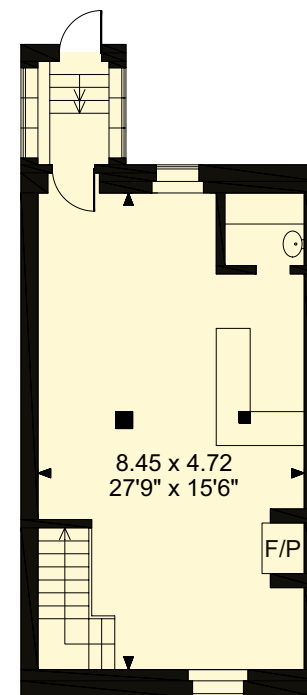
MAIN HOUSE

Approximate Gross Internal Floor Area
3139 Sq Ft/292 Sq M

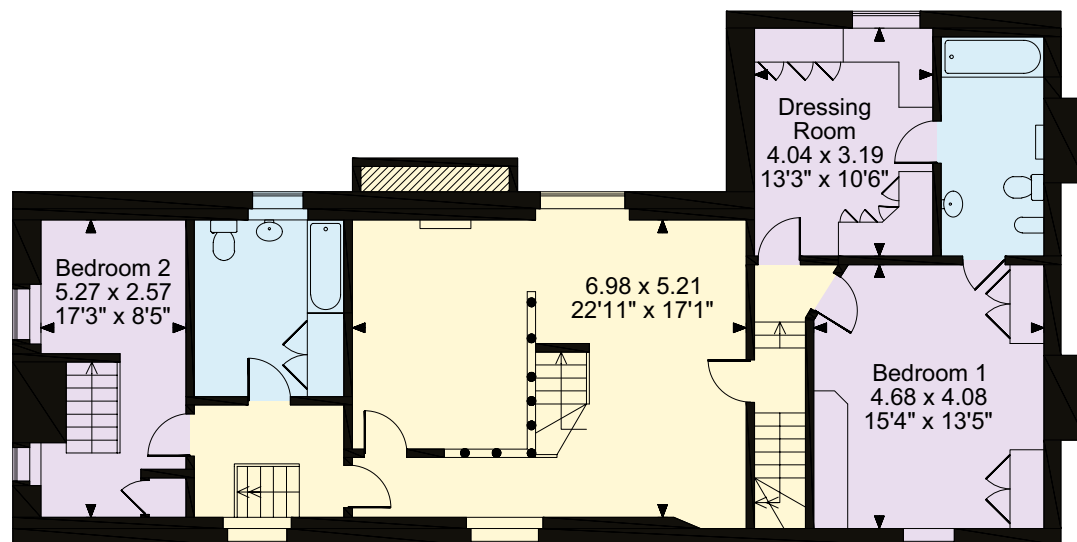
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



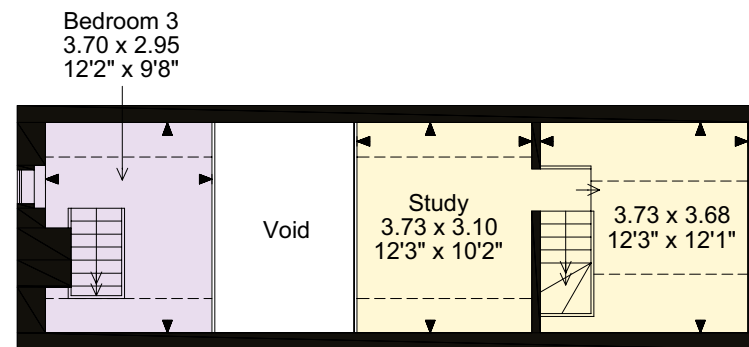
Ground Floor



Basement



First Floor



Second Floor

STABLE COTTAGE

Below and behind the house is Stable Cottage, which forms part of the attractive courtyard. It comprises a sitting room with a vaulted ceiling, built-in cupboards, a small kitchen, a walk-in storeroom, also housing the boiler, a bedroom also with a vaulted ceiling and fitted cupboards and a bathroom. The cottage has a small garden to the rear and there is space for two cars.



NO 1 AND 2 THE COURTYARD

Standing on the south side of the courtyard this building has a workshop/store along the length of the rear of the building. The layout of the ground floor flat (No 1) is broadly similar to the flat above (No 2) both providing two double bedrooms, a living room with a kitchen off and a bathroom.

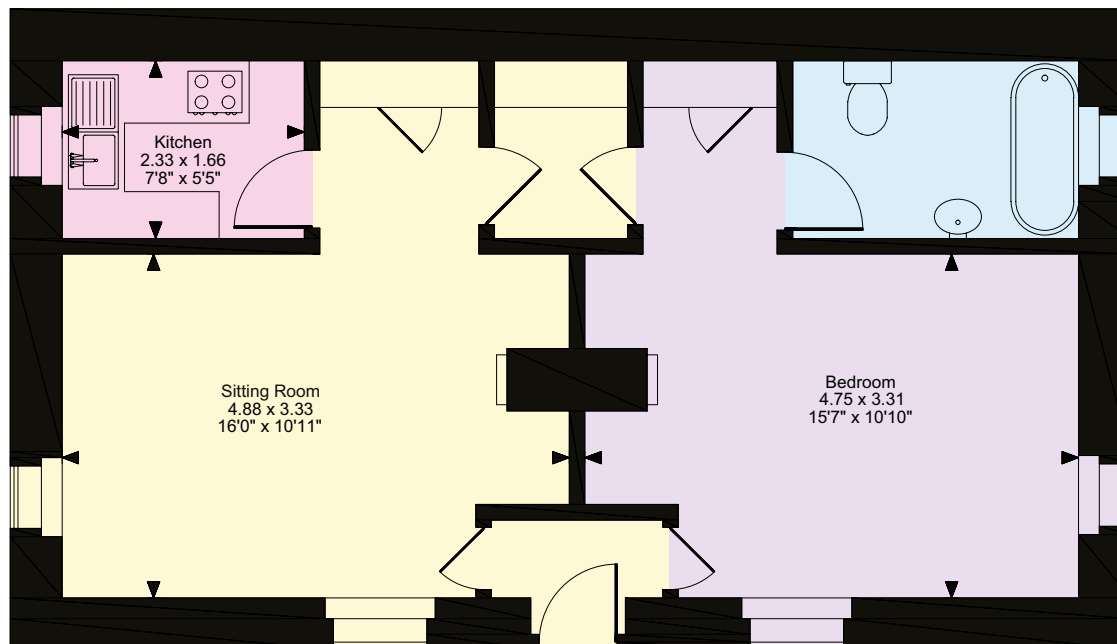
NO 3 AND 4 THE COURTYARD

Behind this building is a garden and beyond an orchard, a useful building and pond

STABLE COTTAGE

Approximate Gross Internal Floor Area
548 Sq Ft/51 Sq M

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NO 1 AND 2 THE COURTYARD

Approximate Gross Internal Floor Area

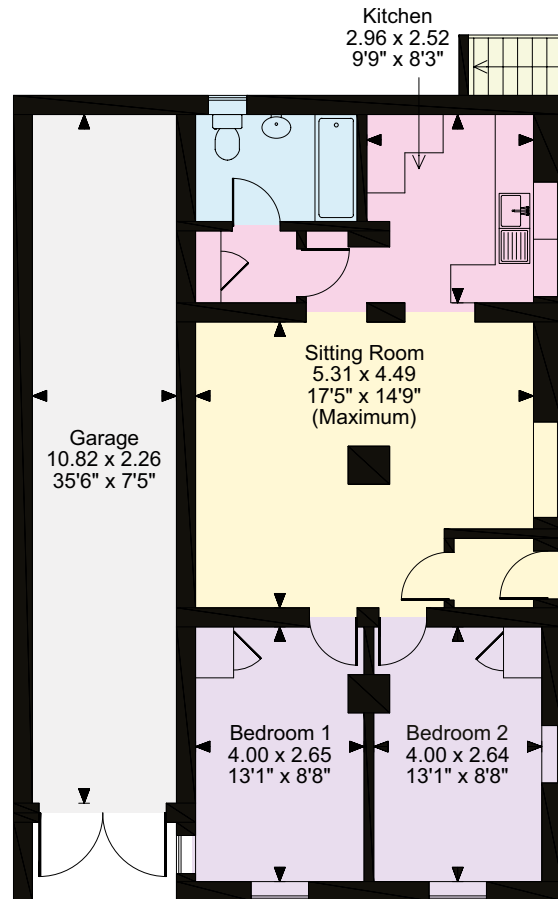
Flat 1 = 695 Sq Ft/65 Sq M

Flat 2 = 710 Sq Ft/66 Sq M

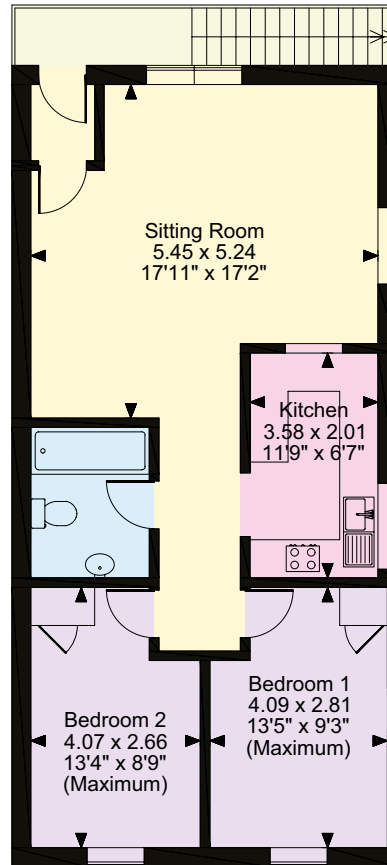
Garage = 263 Sq Ft/24 Sq M

Total = 1668 Sq Ft/155 Sq M

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Ground Floor - Flat 1



Ground Floor - Flat 2

NO 3 AND 4 THE COURTYARD

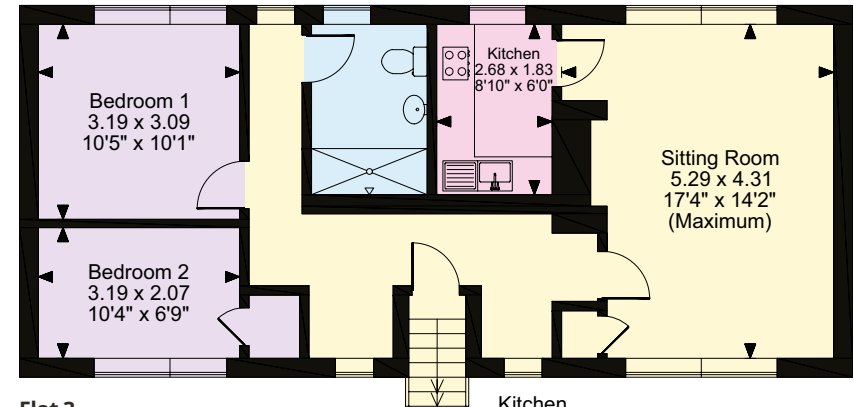
Approximate Gross Internal Floor Area

Flat 3 = 700 Sq Ft/65 Sq M

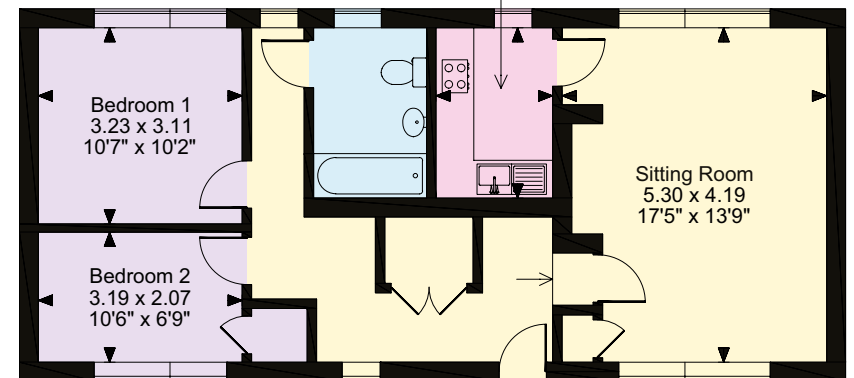
Flat 4 = 713 Sq Ft/66 Sq M

Total = 1413 Sq Ft/131 Sq M

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Flat 3



Flat 4

CURRENT RENTAL INCOME AND DEVELOPMENT POTENTIAL

The gross rent passing from all five properties, with potential for some increases, is currently £3525 per calendar month or £42,300 per year. In addition, the gross service charge of £205 per calendar month collected from all five properties or £2460 per year contributes towards the water, septic tank maintenance and communal areas.

Subject to the obtaining the necessary consents, there is obvious scope to convert the two barns into individual houses.

DIRECTIONS

Postcode: HR1 3JG

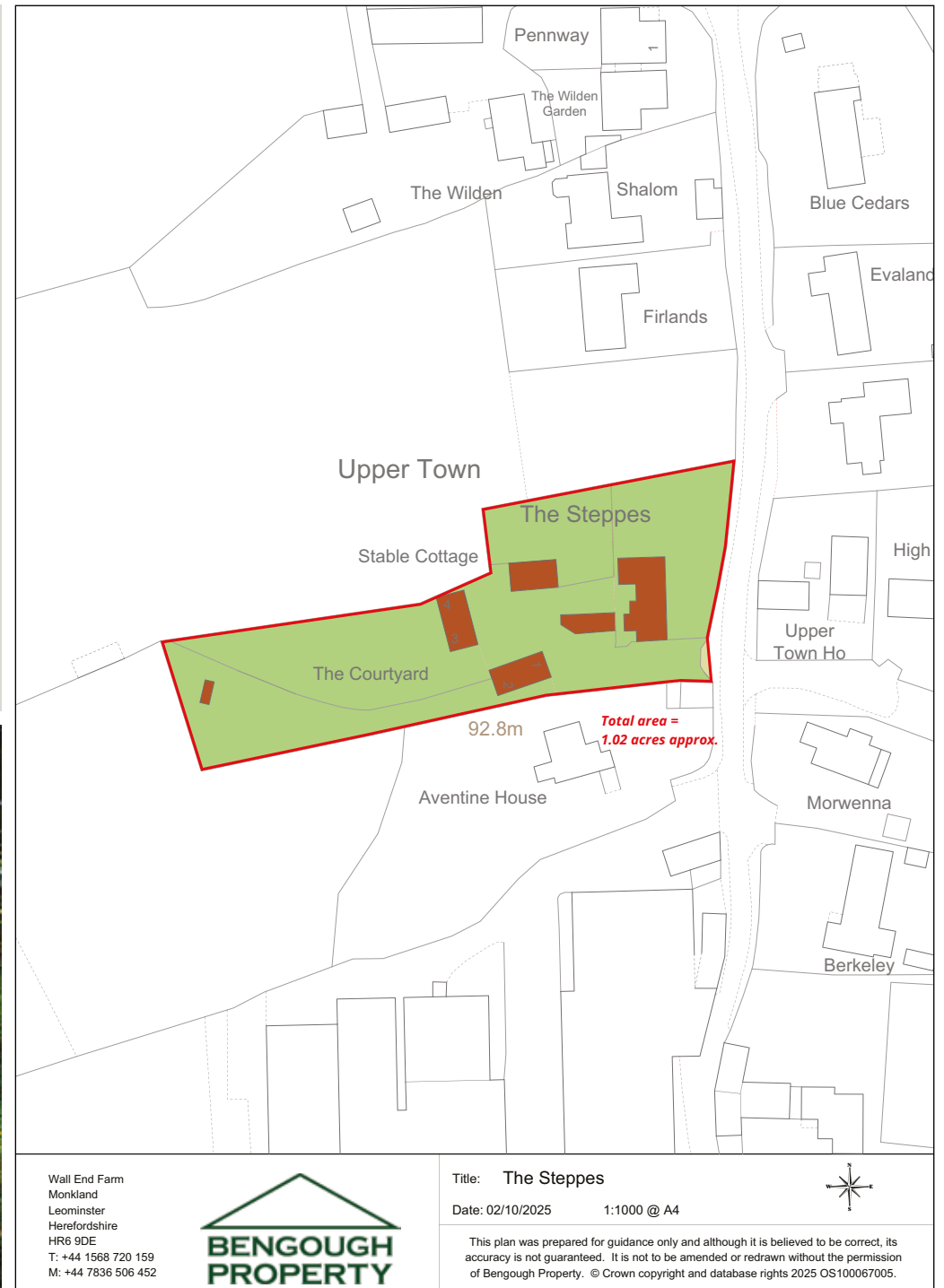
What3words: harmony.creatures.sporting

SERVICES

Mains electricity and water. Shared drainage. All properties have metered LPG Heating taken from two communal gas tanks situated behind the stable.

VIEWING

Strictly by appointment with Bengough Property 01568 720159.





01568 720159

**Wall End Farm, Monkland
Leominster HR6 9DE**

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