



New Mills Farm
Hereford Road | Ledbury | Herefordshire | HR8 2PR

STEP INSIDE

New Mills Farm

This remarkable home offers a beautiful and convenient haven, with a sense of seclusion and privacy alongside the buzz and opportunities on offer in the area.

Dating back to the 1700's, this handsome Georgian property boasts spacious and characterful accommodation arranged over three floors, with six double bedrooms and two bathrooms to the first and second floor, and three reception rooms, a kitchen-breakfast room and additional rear lobby to the ground floor.

The outside space is truly special, with manicured gardens to the front, a wonderful sun-filled terrace to the rear, and several acres of mature native woodland which flows towards the rear boundary. In addition, there are a pair of two-story brick buildings with clear potential for conversion, subject to the relevant planning.

Ledbury is a pretty and well serviced market town, with a huge range of local facilities and amenities including independent shops and cafes, primary and secondary schools, restaurants, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham and London Paddington. There is quick and easy access to the M50, allowing for commuting to the cities of Hereford, Worcester and Gloucester.

Entering the property through the front door, you are greeted by a lovely reception hallway, with attractive tiled flooring and stairs leading to the first floor with storage space beneath.

From the hallway, you have two doors, one leading into a spacious living room, with quarry tiled floor, a sash window overlooking the gardens to the front, exposed ceiling beams and feature fireplace with wood burning stove. The other door gives access to a dining room with a double aspect through shuttered window to side and front, feature fireplace with wood burning stove, and quarry tiled floor.

Towards the end of the hallway, you turn right into a cosy library/study/music room, with fitted bookshelves and storage cupboards, brick flooring and a window to side aspect.

Turning left at the end of the hallway, you enter a lovely farmhouse style kitchen, complete with quarry tiled flooring, timber units and an oil fired Rayburn cooker. Just off the kitchen is a breakfast room, with a second useful room adjoining, ideal for a separate snug or office space. There is a door leading outside from here to the rear patio area.

A door leads from the kitchen into a very generous utility-boot room, which offers plenty of additional space for appliances, as well as a ground floor W.C with wash basin. There are two Velux windows to the ceiling and a door giving access outside.

To the first floor landing, you have access to four spacious double bedrooms, two of which offer a pleasant outlook over the front gardens through double glazed sash windows, with the other two overlooking the woodland to the rear of the house.

There is a family bathroom with suite comprising panel bath, wash hand basin and WC, with side facing window, and a separate shower room with walk in shower, wash hand basin and WC. To the top floor are two further spacious double bedrooms, and a large landing area, ideal for turning into an additional bathroom or reading room if desired.







SELLER INSIGHT

“When we first discovered New Mills Farm, it was love at first sight,” say the current owners of this beautiful Georgian property. “Full of character and set in six acres of tranquil woodland and gardens, it offered the peace and privacy we had longed for, with the added excitement of potential. From the very beginning, we saw not just a home, but a lifestyle. Since then, every inch of this property has brought us joy.”

Over the years, the owners have lovingly improved the house inside and out, from re-plastering and redecorating, to adding a new shower room, mains water, and upgrading both barns with electricity and water. “Outside, we have opened up the woodland to create an arboretum and a magical terrace perfect for outdoor entertaining,” they say. “We also created a vegetable garden, installed a new driveway, and even secured pre-planning approval to develop both barns – ideal for future homes, a holiday rental, or a studio space.”

“New Mills Farm is so much more than a house, it is a sanctuary,” the owners continue. “We shall dearly miss the peace, the birdsong, the views through the trees, and the joy of sharing it all with friends and family. Hosting gatherings here has been a delight, from quiet dinners on the sunlit terrace to our woodland wedding reception with 120 guests under a canopy of trees.”

The local area has much to offer, too. “The town of Ledbury is just a short walk away, offering excellent schools, independent shops, cafés, and a train station with direct lines to London and Birmingham,” the owners say. “It is a thriving community with a rich cultural life and outstanding countryside on the doorstep.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP OUTSIDE

New Mills Farm

The grounds of the property are perhaps one of the most impressive aspects, amounting to approximately six acres in total with a huge range of different features to enjoy.

The property is approached by a newly gravelled driveway with parking for numerous vehicles. To the front is a formal lawned garden, fringed by beautifully planted flowerbeds, full of colour during the spring and summer months.

Leading round to the side you are greeted by a truly delightful patio area, which offers a stunning space to indulge in outside dining and entertaining, enjoying the tranquillity and privacy offered by the woodlands beyond. Adjacent to the patio area, there is a space dedicated to vegetable growing with raised beds, as well as a range of mature fruit trees.

Beyond the garden there is a gorgeous woodland, planted with a range of mixed native broadleaf trees including Oak, Walnut, Chestnut and Hornbeam. There are pathways that have been created to allow access through the woods to the far boundary, where you are greeted by the most impressive of sights; a historic viaduct dating back to the 1800's, with impressive arches and beautiful red brickwork.

Finally, to the front of the house are a pair of substantial two story brick buildings, with clear potential for development, subject to the necessary consents being obtained. There is space for each to have their own parking area and garden space to the rear.

DIRECTIONS W3W

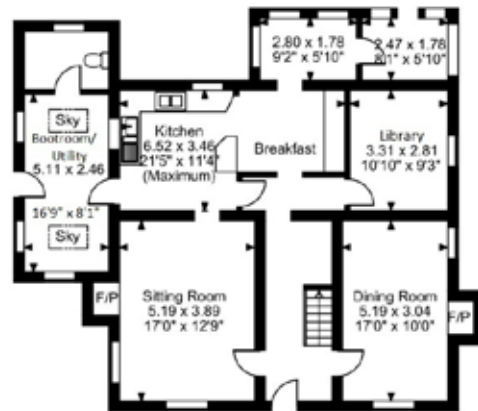
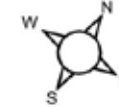
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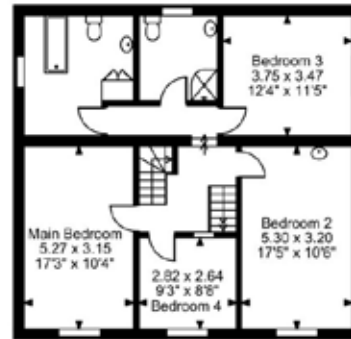




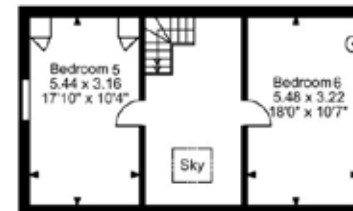
New Mills Farm Hereford Road
Approximate Gross Internal Area
Main House = 2711 Sq Ft/252 Sq M
Granary Building = 1062 Sq Ft/99 Sq M
Stables Building = 1197 Sq Ft/111 Sq M
Total = 4970 Sq Ft/462 Sq M



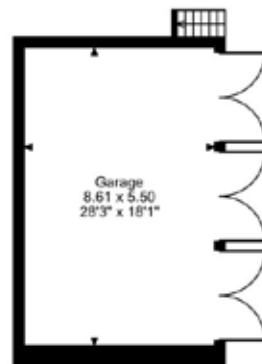
Ground Floor



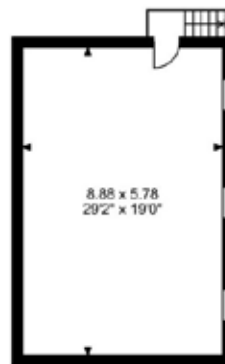
First Floor



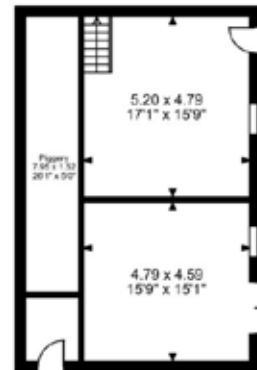
Second Floor



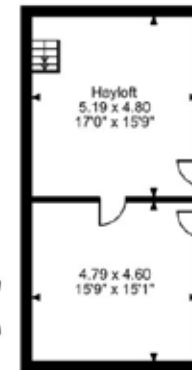
Granary Ground Floor



Granary First Floor



Stables Ground Floor



Stables First Floor

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FINE & COUNTRY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F
 Tenure: Freehold

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