

# WALL HILLS FARM

THORNBURY • BROMYARD • HEREFORDSHIRE





# WALL HILLS FARM

THORNBURY + BROMYARD  
HEREFORDSHIRE

*A special house in a magical setting providing significant holiday rental income, equestrian facilities and further potential*

## Accommodation and Amenities

### The Farmhouse

Sitting room + Dining room + Office + Kitchen/breakfast room  
Family room + Ensuite bedroom on the ground floor  
Four further bedrooms and two bathrooms on the first floor  
Planning to provide additional accommodation on the second floor

### The Holiday Barn

Six bedrooms and five bathrooms (four ensuite) + Reception hall + Utility room  
Games room + Open plan kitchen, dining and sitting room  
Further sitting room

Traditional and modern buildings including garaging, stabling, storage and workshop

Manège + Paddocks + Woodland + Orchard  
Garden and grounds and part of an Iron Age Fort

### In all about 17.4 acres

Hereford 14 miles + Ludlow 17 miles + M5 Worcester (Jct 7) 19 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 approach to Wall Hills Farm is both panoramic and breathtaking. The lane bends and twists until it meets the ramparts of an Iron Age hill fort where it runs parallel to them as it arrives at the farm. There is a sense of history here, then through five bar gates onto a gravelled courtyard with an open sided building with room for three cars and an old stone barn, once a stable and store, all in front of the house.

Wall Hills Farm owns impressive ramparts of the Hill Fort. According to Historic England these were constructed sometime between the fourth century BC and the first century AD. These are rare, especially in this region, with most situated in the southwest of England. This strategic elevated position is now greatly enjoyed by Wall Hills Farm.

## THE FARMHOUSE

The farmhouse has been significantly improved over the last 12 years. A single storey extension was added at the back of the house providing a family room as part of the open plan kitchen and a bedroom and bathroom, all with underfloor heating. Solar panels have been added and an EV charging point. The house has had new accoya wood windows fitted throughout and a bespoke Russell Alexander kitchen with a new electric AGA as well as a new wood floor in the Drawing Room. All the bathrooms have been refitted.

Stone steps lead up to a terrace that runs along the length of the house. The front door leads into a lobby with a staircase and doors off to the Office/Study and a "private" door leading to the bedroom with ample cupboards and its own bathroom.

The Dining Room has an open fireplace and oak floor. Through to the impressive open plan fully fitted kitchen with its island unit and electric Aga opening out to the Breakfast Room and Family Room beyond. A side door leads off to the Boiler Room and Utility Room and back door. The Sitting Room has a wood burning stove and French doors onto the terrace as well as the back staircase. On the first floor there are four bedrooms and two bathrooms. Bedroom 2 could also be used as a dressing room for the main bedroom, which has a staircase leading down to the sitting room.





## THE BARN

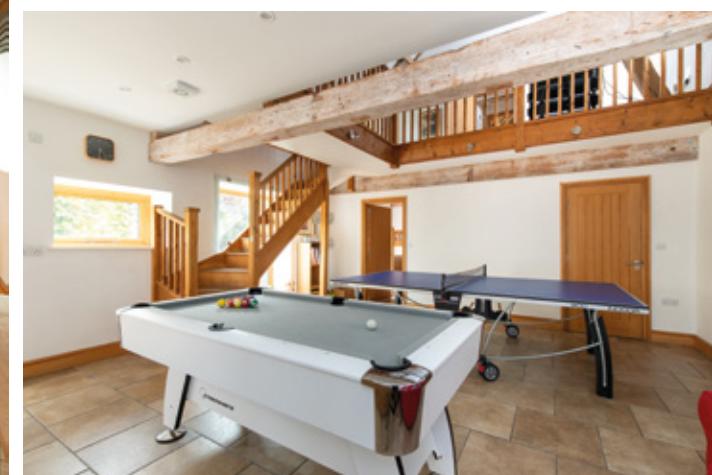
*"A wonderful base for a multigenerational reunion and family holiday"*

Standing alongside the farmhouse is the impressive holiday barn which sleeps 12 and has over the last three years generated an average gross income in excess of £70,000 per annum. It has a separate entrance off the lane where there is more than adequate parking. The barn has a magnificent open plan top floor, which includes a seating area with an

eyeline panoramic window and a fabulously fitted kitchen and dining room. Beyond is a cloakroom and sitting room with a balustraded staircase overlooking and going down to the games room and an ensuite bedroom beyond. Off the games room on the ground floor is a bunk bedroom and shower room and an enclosed secure trellis fenced terrace.

From the main hall which is glazed to eaves on both elevations and with the main staircase are four further bedrooms, three bathrooms and a utility room. Solar panels have been added and an EV charger point. A ground source heat pump was installed in 2018 which serves underfloor heating throughout.







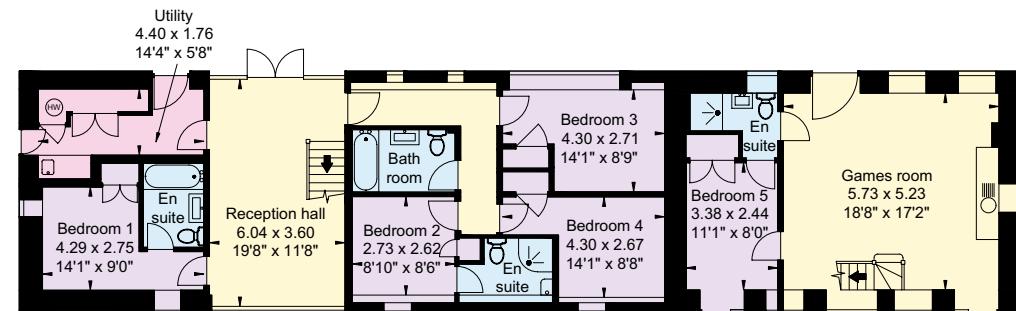
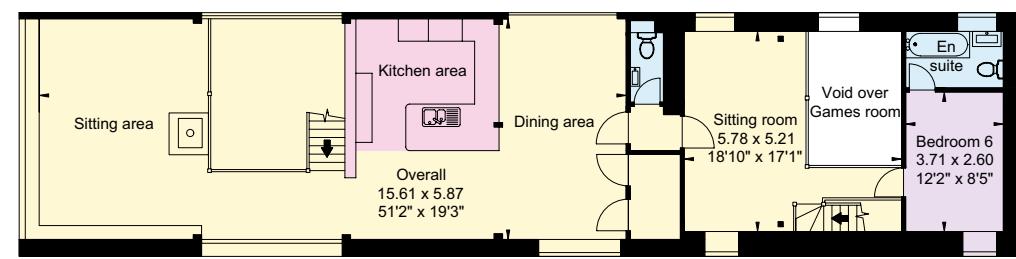
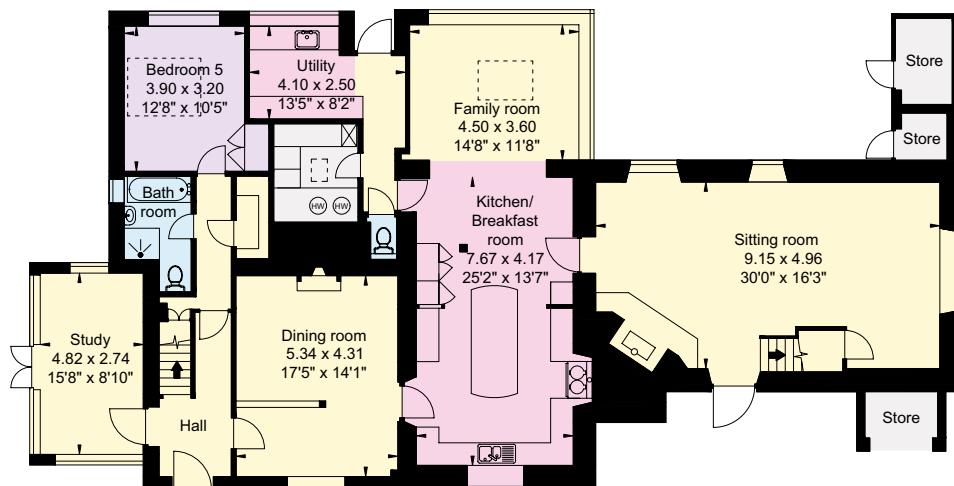
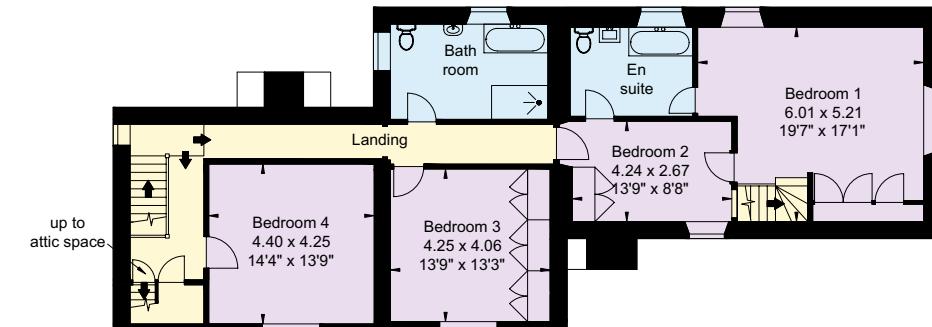
### Approximate Gross Internal Floor Area

Wall Hills Farm: 325 sq m (3,500 sq ft)

Wall Hills Barn: 286 sq m (3,079 sq ft)

Total: 611 sq m (6,579 sq ft) exc. Stores

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## THE GARDEN AND GROUNDS

The Farmhouse has gardens to the front and the rear of the house where there is a splendid vegetable garden and green houses and lawns interspersed with fruit trees. The Barn in addition to the terrace outside the playroom, has a patio/seating area and a garden to the west side which also includes a small playground.

## TRADITIONAL AND MODERN BUILDINGS

In addition to the traditional courtyard buildings, there is an excellent modern building on the other side of the lane which include a large machinery/equipment store with a small workshop and part open sided with two stables and a tack room. A lean to building along one side is a useful machinery shelter and there is a further enclosed vegetable garden.

## THE PADDOCKS, MANÈGE AND WOODLAND

The ramparts of the Hill Fort have recently been cleared and re-fenced for grazing. All paddocks have water laid on and a fruit orchard was planted in 2016 west of The Barn garden. The all-weather manège measures about 40m by 20m. Apart from the trees on the fort, there are three small areas of woodland planted in 2012, the eastern one having a large wildlife pond and a tree house.

The situation lends itself well for possible glamping and other opportunities.



## SERVICES

For both properties and fields there is a borehole water supply with pressurised and filter systems housed in the Pump House. The farmhouse and barn share the shared biodisc aerated foul drainage system. Mains electricity. Solar panels. EV charging point. Oil fired heating in house. Ground Source Heat Pump in barn. Hereford Council Tax Band F with small business relief on the holiday barn.

## RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property is sold with the benefit and subject to all wayleaves, easements and rights of way. There is an agricultural right of way running from the lane to the neighbours field to the west of the property. There is an obligation to provide water for stock to the fields in the middle of the fort, for which an annual payment is made.

## FIXTURES AND FITTINGS

The fitted blinds, curtains, light fittings and carpets in the house are included in the sale.

The contents of The Barn, farming equipment and stock as well as the moveable field shelters are not included but are available by way of separate negotiations.

## DIRECTIONS (HR7 4NW)

**What3words:** took.lows.etchings

Take the B4214 from Bromyard towards Tenbury Wells. After 3 miles turn left to Thornbury and then right signed Wall Hills.

## VIEWING

Strictly by appointment with Bengough Property  
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**BENGOUGH PROPERTY**

Title: Wall Hills Farm

Date: 14/07/2025 Drawn by: valemapping.com 1:2800 @ A4



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