

An aerial photograph of Upper Stocks Farm, showing a large stone and brick house with a grey roof, surrounded by lush green fields and trees. A small pond is visible in the lower left, and a yellow shed is on the right. The background features rolling hills under a blue sky with scattered clouds.

Andrew Grant
PRESTIGE & COUNTRY

Upper Stocks Farm

Woonton, HR3 6QU



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5 Bedrooms 3 Bathrooms 3 Reception Rooms 1.4 Acres*

"A beautifully rebuilt country home with extensive outbuildings and gardens, offering versatility, income potential and breathtaking views across Herefordshire countryside..."

Scott Richardson Brown CEO

- Substantial five-bedroom country home with versatile accommodation, modern enhancements and roof-mounted solar panels.
- Impressive 12m by 12m terrace with Koi pond and covered entertaining area.
- Commercial metal barn generating over £16,000 per annum under a five-year FRI lease with approximately £20,000 of equipment included within the sale.
- Extensive range of additional outbuildings including American barn, stables, kennels and double garage.
- Wraparound gardens with two ponds, extending to 1.4 acres, with an additional 9 acres available by separate negotiation.
- Large tarmac car park providing extensive parking.
- Peaceful rural location with amenities, schools and transport links within easy reach.

*An additional 9 acres is available by separate negotiation.

3261 sq ft (303 sq m)





The kitchen area

The kitchen is the true heart of the home and was designed by the vendors as their favourite space. Its generous proportions include a substantial island with polished worktops, extensive storage and integrated appliances set within bespoke cabinetry. An electric AGA is complemented by double ovens, while practical preparation areas are arranged with ease of use in mind. Pendant lighting adds definition to the space, creating a room that is both functional and striking in equal measure.







The living and dining area

The open plan dining and living areas are designed to maximise the connection with the gardens, with full width Hereford Oak bi fold doors opening onto the terrace to create an exceptional space for entertaining. Generous proportions allow for a long dining table and comfortable seating, while wide windows and glazed doors provide triple aspect views across the surrounding countryside, maintaining a strong link between indoors and out.



The sitting room

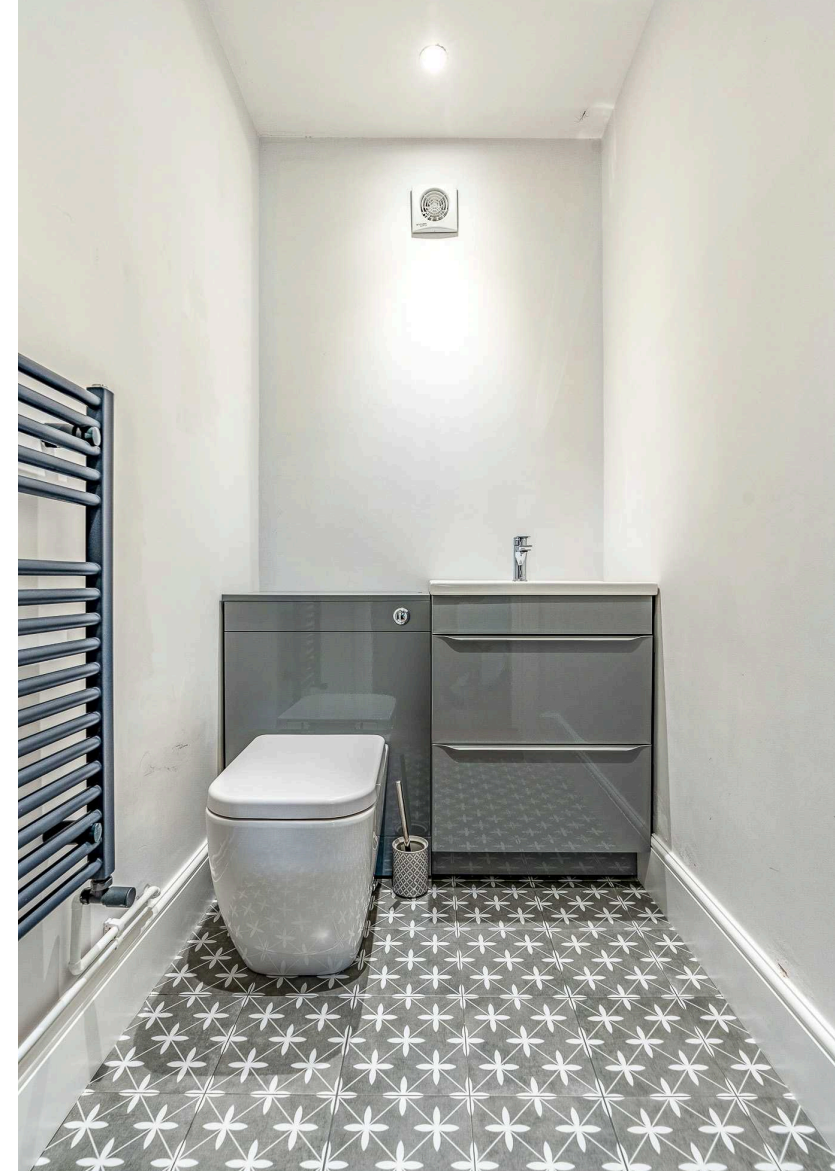
The sitting room is a bright and inviting space with large windows that fill the room with natural light and frame views across the gardens. A feature fireplace with log burner creates a warm focal point, complemented by solid oak flooring from a local mill. The positioning of the room gives it a comfortable and relaxed feel while still connecting easily to the rest of the ground floor.





The playroom

The playroom offers a versatile space that lends itself to family living. Well proportioned and naturally bright, it provides an ideal setting for children while also functioning as a snug or informal lounge. A wide window draws in light and gives views over the grounds, while its proximity to the utility room enhances practicality for everyday use. The scale of the room allows for flexibility in layout, whether arranged for play, hobbies or additional seating.



The utility and cloakrooms

The utility room is a practical addition to the ground floor, fitted with extensive work surfaces and cabinetry that provide ample storage. Plumbing and space for laundry appliances ensure it functions perfectly for everyday household needs. Two cloakrooms are conveniently positioned, each finished with style and attention to detail. One includes a high level cistern and traditional fittings, while the other has a modern suite with vanity storage.



The entrance hall

The property is approached through a welcoming hall that sets the tone, enhanced by a central skylight that floods the area with natural light. From here the ground floor unfolds with direct access to the main reception rooms, kitchen and utility spaces, as well as the staircase rising to the first floor. The rear entrance, with thoughtfully positioned windows, bring in garden views. Currently utilised as an office, the layout combines practicality with an immediate impression of scale.





The principal bedroom

The principal bedroom is an impressive suite, arranged with generous proportions and filled with light from its double aspect windows, capturing open views of the surrounding countryside. The layout provides ample space for furnishings and creates a calm setting that is perfectly suited for rest and relaxation. A well-appointed en suite complements the bedroom, finished with character touches that reflect the property's heritage.



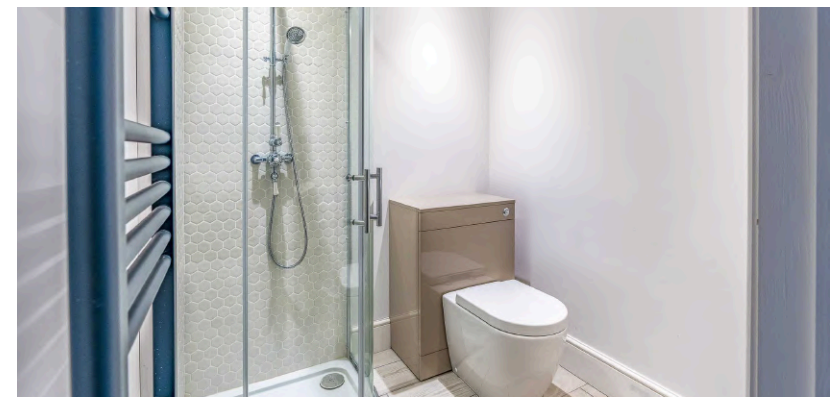
The principal en suite

The en suite to the principal bedroom is a beautifully appointed room that combines style with practicality. A walk-in shower with glazed screen is set against striking tiled walls, while a large bath offers an alternative space for relaxation. Twin windows draw in natural light and highlight the thoughtful design, complemented by fitted storage and contemporary fittings. The layout provides excellent functionality without compromising on character.



The second bedroom and en suite

Bedroom Two is a spacious double that combines comfort with an attractive outlook over the gardens. Its generous proportions provide flexibility for furnishings, while dual windows bring in abundant natural light. This room is complemented by a private en suite, fitted with a contemporary suite including a corner shower, vanity unit and modern fittings.





The third bedroom

The third bedroom is a generous double with an open outlook across the surrounding countryside. A wide picture window frames the views and fills the room with natural light. Subtle character features provide charm, while built-in storage provides practicality and the layout makes it easy to personalise.



The fourth and fifth bedrooms

The fourth bedroom is a well-proportioned double that combines character with light and space. Dual windows ensure the room feels bright, while views over the gardens enhance its appeal. A traditional fireplace adds a touch of character, giving the room a focal point that reflects the property's heritage. The fifth bedroom is a comfortable double, positioned to enjoy views over the grounds. Its layout provides flexibility for uses including a child's room, guest accommodation or home office.



The bathroom

The family bathroom is a well-designed space that combines modern fittings with a bright and practical layout. A large walk-in shower with glazed enclosure forms the focal point, complemented by a fitted vanity unit with basin and useful storage. A picture window ensures the room feels light and welcoming, while contemporary tiling and chrome fittings add to the clean finish.



The entertaining terrace

The property opens onto an impressive 12m by 12m terrace that extends the living space outdoors and frames views across the gardens and countryside. Designed for entertaining, it offers ample space for dining and seating beneath the covered pergola. A feature wood fired pizza oven and carp pool add focal points, while Hereford Oak bi fold doors connect directly to the kitchen, creating a natural flow between inside and out.





The gardens

The house is set within generous wraparound gardens offering privacy and an attractive natural setting, enhanced by a further pond that attracts wildlife. The grounds provide ample space for recreation alongside a productive vegetable patch with raised beds, a 20x8 greenhouse and an established orchard including apple, pear, damson, walnut and plum trees. A fully insulated 16x8 garden room with power adds versatility, while open views across surrounding farmland complete the setting.



The outbuildings

The property is complemented by an exceptional range of outbuildings, offering both practical facilities and an established income stream. The 4,500 sq ft registered commercial barn is currently generating £16,200 per annum under a five-year Fully Repairing and Insuring (FRI) lease, with a tenant break option after two years. The sale also includes approximately £20,000 of equipment currently utilised within the unit, providing an attractive supplementary income opportunity.



An American barn adds further versatility, suited to livestock, storage or events. Additional facilities include stables and a double garage, ensuring the estate is well equipped for equestrian or agricultural use. Part of the stable courtyard is currently used for kennels, fully insulated with part tiled underfloor heating, making it suitable for conversion, subject to the necessary consents. A large tarmac car park enhances accessibility and practicality. Together these outbuildings present a rare opportunity, combining immediate functionality with long-term potential.





The land by separate negotiation

Adjoining the rear gardens, additional land is available by separate negotiation, extending to 9 acres in total. Well suited to grazing or equestrian use, each field benefits from water troughs.



Location

Upper Stocks Farm is set in the hamlet of Woonton, surrounded by the rolling Herefordshire countryside. The position combines a peaceful rural outlook with convenient access to nearby villages and towns. Local amenities can be found in Almeley and Eardisley, both offering shops, pubs and community facilities, while the market town of Kington provides a wider range of services.

The nearby cathedral city of Hereford offers excellent retail, cultural and educational opportunities, alongside rail services to Birmingham, Worcester and London Paddington. Leominster and Ludlow are also within easy reach.

Families will find a good selection of schooling in the area. Primary schools are located in Eardisley and Almeley, while respected secondary options can be found in Kington and Weobley. Independent schools including Hereford Cathedral School, Lucton School and Bedstone College provide further choice.

Transport links are well catered for, with the A438 and A480 providing routes towards Hereford, Leominster and the wider road network. Rail travel is available from Hereford, Leominster and Ludlow, connecting to the Midlands, South Wales and London. For those requiring international travel, Birmingham Airport and Bristol Airport are both accessible by road.

Services

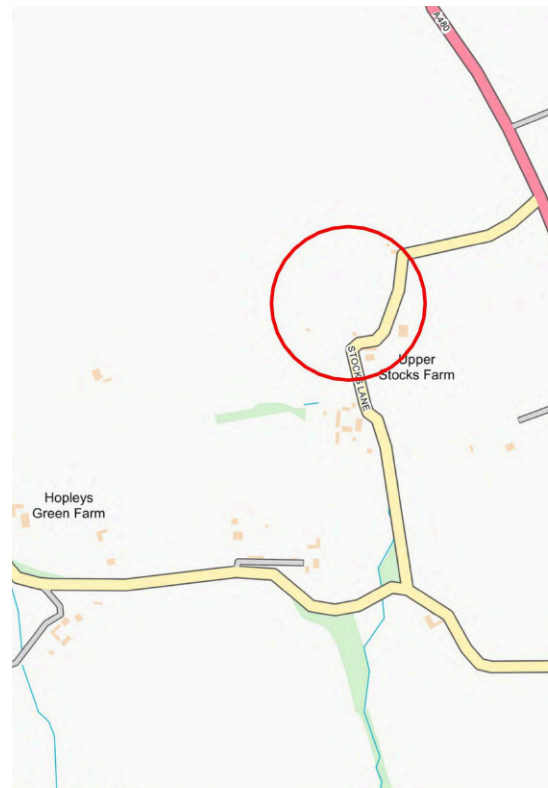
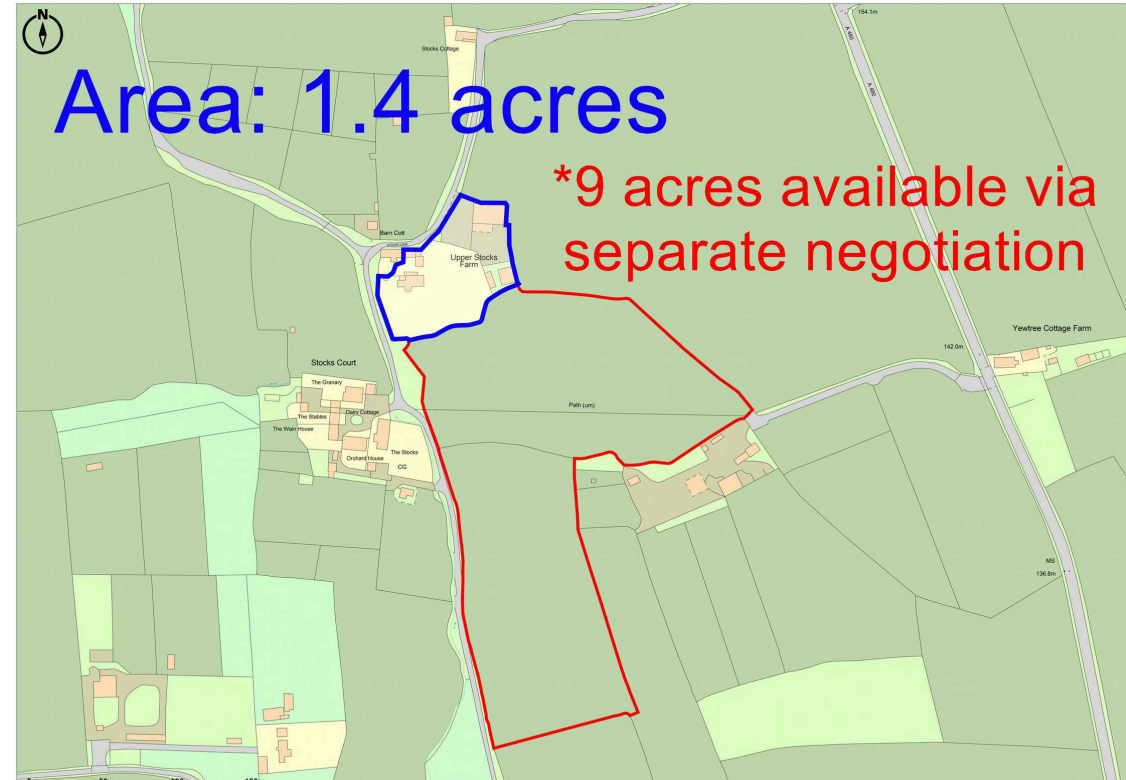
The property benefits from oil-fired central heating, mains electricity and additional energy from a private solar installation. Mains water is connected, while drainage is via a septic tank.

Council Tax

The Council Tax for this property is Band F

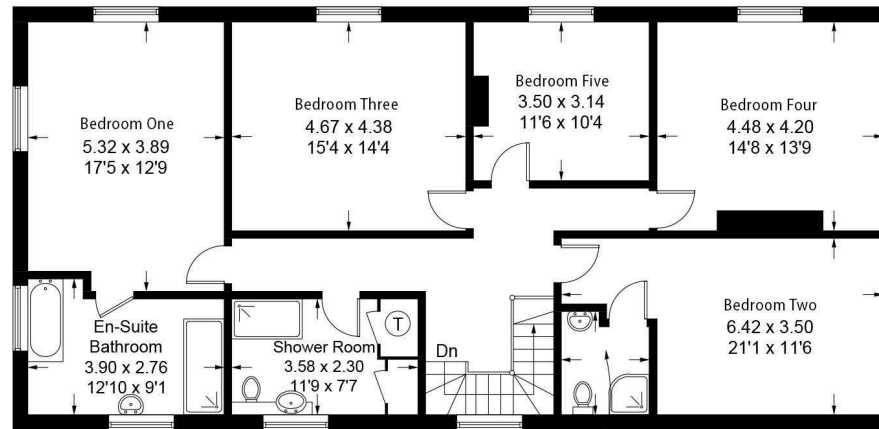
Agent Note

An additional 9 acres is available by separate negotiation. There is a public right of way crossing the southern field. Buyers should make their own enquiries to the relevant local authority to confirm the exact route, status, and any associated responsibilities or restrictions.

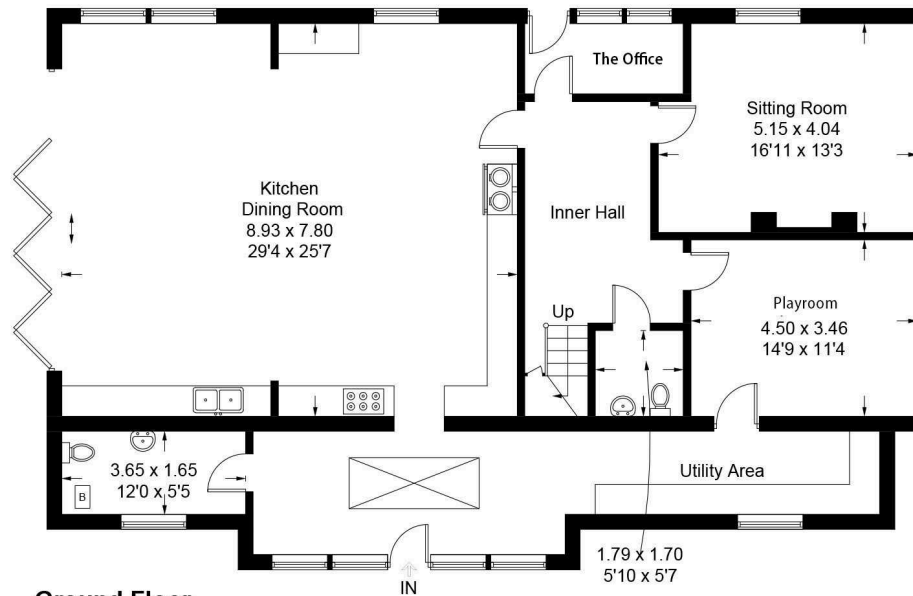


Upper Stocks Farm, Woonton

Approximate Gross Internal Area = 303.0 sq m / 3261 sq ft



First Floor

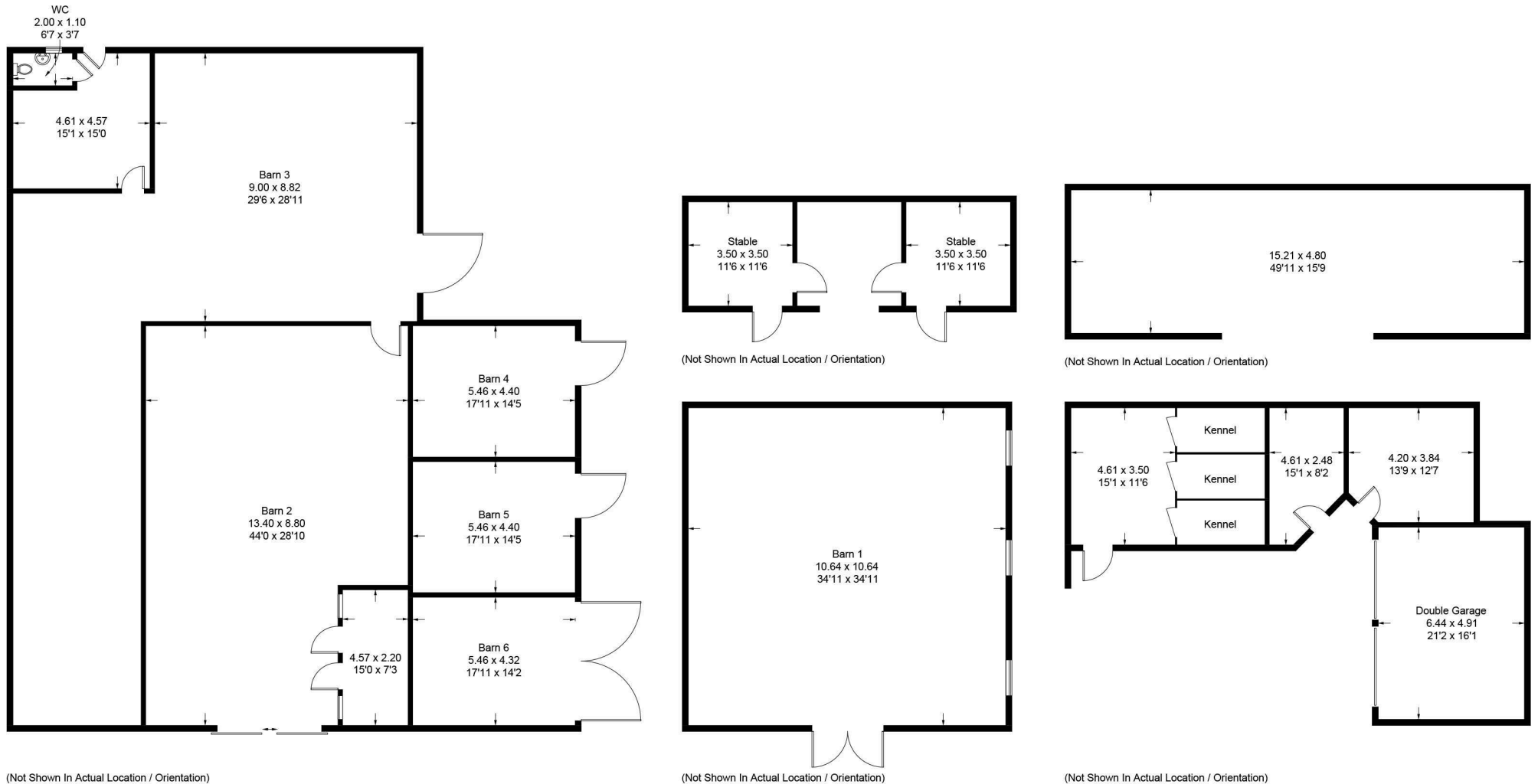


Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. not to scale.

Outbuildings - Upper Stocks Farm, Woonton

Approximate Gross Internal Area = 675.8 sq m / 7274 sq ft
(Including Double Garage)



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