



HOME FARM BELMONT

HEREFORD HR2 9RX

£750,000
FREEHOLD

A substantial detached period farmhouse in a convenient location, close to local amenities, with traditional barns benefitting from planning permission for conversion into four dwellings.

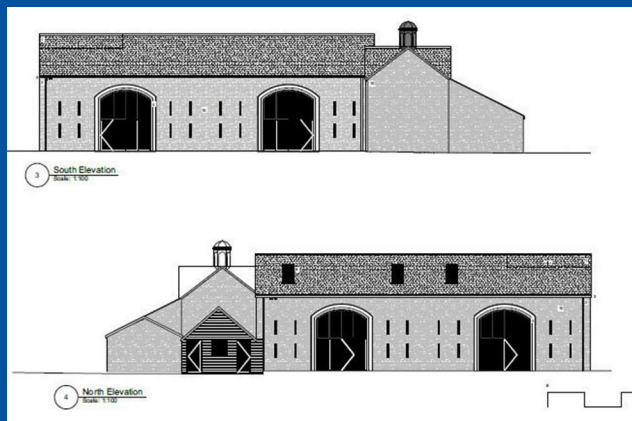


HOME FARM BELMONT

- EXCELLENT DEVELOPMENT

OPPORTUNITY • Edge of Hereford

Cathedral • Substantial Farmhouse • Range of traditional barns • Planning Permission for 5 dwellings • Close to local amenities



Entrance Hall

With tiled floor.

Lounge

With open fire and tiled surround, 3 windows, storage cupboard with bookshelves over, radiator and door to the

Inner Hall

With feature well, tiled floor, storage cupboard, staircase leading up, radiator, door to the rear entrance porch and door to the cellar,

Utility Room

Provides access via a staircase to the

Studio Room

Radiator and 2 windows – ideal for conversion to a games room or similar.

Boiler Room

With former fireplace, hot water cylinder, gas central heating boiler.

Living Room (originally 2 rooms)

With a raised open fire with stone surround and feature inset fireplace, radiator, bay window with shutters and 2 further windows to the front.

Dining Room

With a tiled floor, fireplace with stone surround, radiator, part wood panelled walls, 3 windows and door to the

Kitchen

With storage units, tiled floor, radiator, double sink unit, space and plumbing for a dishwasher, 2 windows.

First Floor Landing

With 2 windows, radiator, access hatch to the roof space.

Bedroom 1

With former fireplace, radiator and 2 windows to the front

Bedroom 2

With former fireplace, radiator, and 2 windows to the front.

Bedroom 3

With a ormer fireplace, wardrobe, 2 eaves storage cupboards, radiator and 2 window to the front.

Inner Landing

Shower Room

With a double width shower with electric fitment, wash hand basin with storage under, WC, radiator, extractor fan and window.

Bedroom 4

With a feature fireplace, radiator, 2 windows, door with steps down to theDressing RoomWith 2 windows, radiator, door to the En-suite with electric and water connected, radiator and window.

Outside

To the rear of the property there is an enclosed

courtyard with access to the boiler room, storage shed, WC and storeroom. Adjoining the property and with separate external access is

Home Farm Flat

Entrance Hall With tiled floor Kitchen With sink unit, cupboard with hot water cylinder, electric fuse board, windows. Bedroom Bathroom With enamel bath, WC, window.

Apartment

Outside

The property is approached via a splayed entrance with an iron gate leading to a tarmac driveway (also providing access to the nearby bungalow) and a further gate leads to a courtyard, parking and turning area. There is a detached double carport with adjoining storerooms. Lawned gardens lie to the front and side of the property interspersed with numerous ornamental shrubs and trees and enclosed by a stone boundary wall which has pedestrian access.

Rear Courtyard

There is a Grade II Listed Stable Blocks / Coach House which is brick built with a first floor, an adjoining stone granary (with Dutch barn to rear). A further rear courtyard with a brick byre and 2 cattle sheds and a detached steel framed modern barn (to be demolished as part of planning consent). Planning has been approved for a new vehicle access off the A465 to serve the Farmhouse only. The existing vehicle access will then serve both the barn conversions and new builds - shared ownership.

PLANNING PERMISSION

Detailed Planning Permission was granted on 12/02/2025 (application number 240590). All plans are

available on the Herefordshire Planning Portal. Please note that this application includes the new builds to the rear, which are being offered for sale separately.

Services

Mains water, electricity and gas are connected to the main property, which is served by a private drainage system. It is understood that mains drainage is available for connection, subject to infrastructure and connection charges. Buyers should make their own investigations as to the availability and cost of installation.

Outgoings

Council tax band F . Water rates are payable.

Directions

From Hereford proceed on the A465 towards Abergavenny, past the Tesco roundabout and the property is located on the right hand side (opposite the left hand turn to Callow).

What3Words

///voter.plans.over

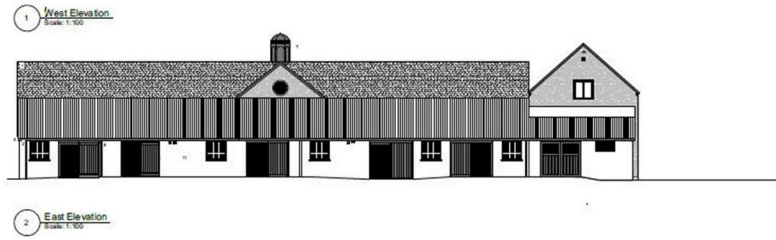
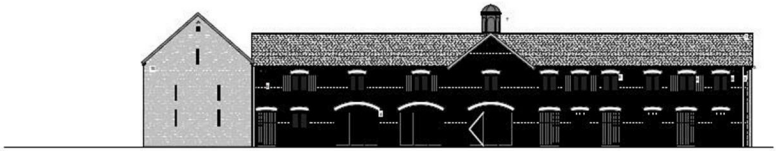
Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

HOME FARM BELMONT





Total area: approx. 355.7 sq. metres (3829.0 sq. feet)
Home Farm, Belmont, Hereford

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: E Hereford Council Tax Band: F



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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