

# Dewdales Hope Farm

Bodenham, Hereford HR1 3HY



- Stunning historic farmhouse
- Range of farm buildings with conversion potential
- Land available

For Sale | Code 12421

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# Dewdales Hope Farm, Bodenham, Hereford HR1 3HY

Guide Price £900,000

Freehold



A fantastic opportunity to purchase a splendid Grade II Listed farmhouse, farm buildings and land in a secluded location. The property has huge potential and would suit someone looking to create an idyllic smallholding or equestrian property.

## Description

Dewdales Hope Farmhouse is a commanding, Grade II Listed three-bedroom property with a cellar and an attic suitable for conversion to further living space. The farmhouse was vacated in November 2025 and would now benefit from general updating. It has a private driveway, parking and a south-facing garden.

Externally, there are a range of traditional stone barns and steel-portal frame buildings with potential for a range of future purposes. The stone buildings previously had planning permission for five dwellings (ref. DCN072936/F) which has now expired. In addition, the property benefits from a paddock of approximately 1.87 acres, with more land available subject to negotiation.

## Location

Dewdales Hope Farmhouse is located half a mile along a private track from the A417, about one mile north-east of the village of Bodenham. The village has excellent amenities including primary school, surgery, public house and parish hall with tennis courts.

The farmhouse is within a 20 minute drive of Leominster (6.5 miles), Bromyard (7 miles) and Hereford (7 miles).

## Accommodation

The property has a number of impressive historic features including flagstone floors, exposed timbers and stone fireplaces. Each room is generously proportioned with excellent ceiling height throughout.



## Ground Floor

Entrance hall, cloakroom with fitted units and Worcester boiler; and utility room with sink and downstairs WC. The kitchen has oil-fired Aga, fitted cupboards and adjoining pantry. The dining room and living room both have feature fireplaces.

## 1<sup>st</sup> Floor

Three spacious double bedrooms and family shower room. Two of the bedrooms share an ensuite bathroom.

## 2<sup>nd</sup> Floor

Steep narrow stairs lead to two attic rooms, now in need of significant renovation to convert to living space.

## Buildings

The buildings comprise five traditional stone barns surrounding a large open courtyard, together with a useful range of steel-portal frame buildings with a 3-bay Dutch barn to the west of the yard and extended 3-bay cattle barn to the east. The buildings would suit a variety of future uses, subject to planning.

## Land

The land comprises just under two acres of pasture with new post and wire stock fencing. More land can be made available subject to negotiation with the Vendors.

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## Services

Mains water and electricity, with oil central heating and drainage to a modern septic tank. Separate metered supplies serve the buildings.

## Tenure and Legal Costs

Freehold with vacant possession on completion. Each party is responsible for their own legal and professional fees.

## Rights of Way, Wayleaves and Easements

The private track from the A417 is shared with the neighbouring farmer and is also a public footpath.

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

## Sporting, Timber and Mineral Rights

All minerals, timber and sporting rights are included in the freehold sale, as far as they are owned.

## Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

**Council Tax** Band E.

**EPC** F.

## Viewing

Strictly by appointment only. Please call the Leominster Office to book.

**Health and Safety for Viewers** - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

**Subject to Contract June 2026**



IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchaser(s) must rely on their own enquiries. Details Prepared and Photographs taken **May 2026**

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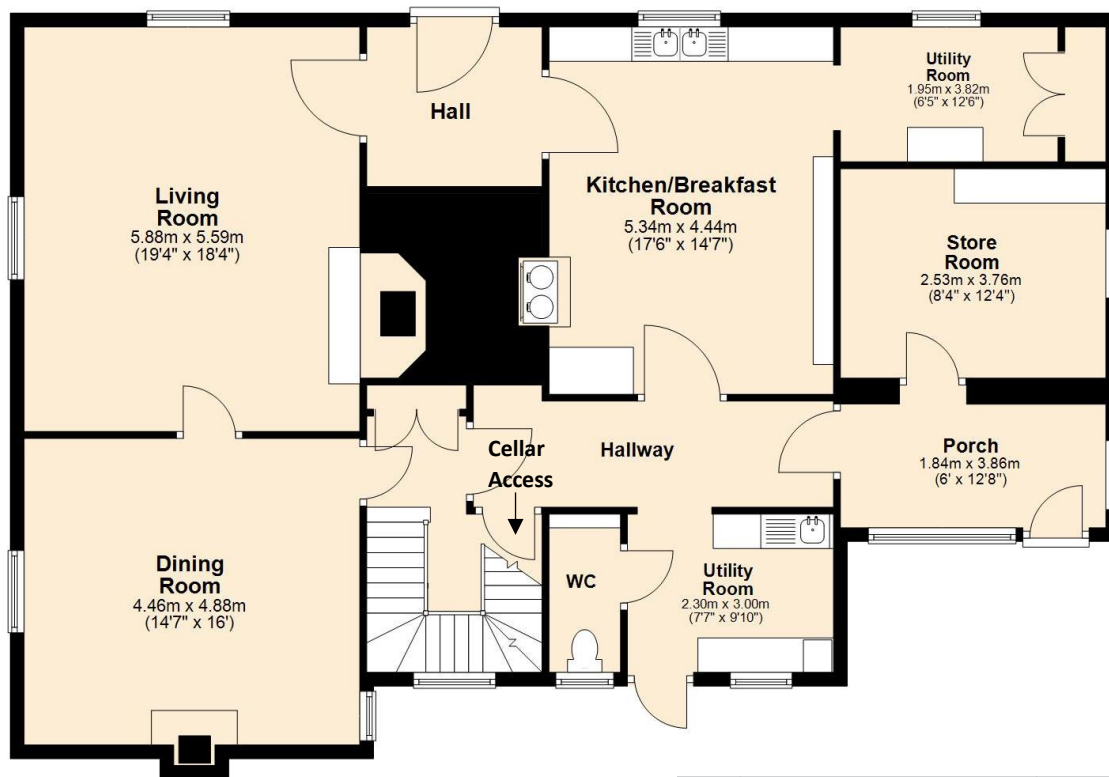
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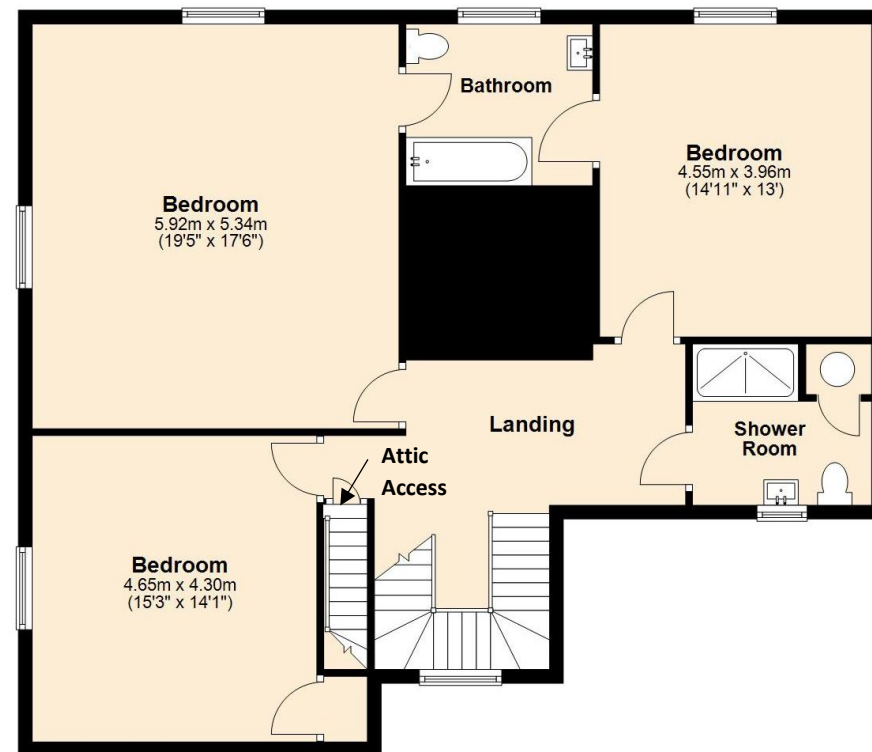
## Ground Floor

Approx. 143.4 sq. metres (1543.5 sq. feet)



## First Floor

Approx. 109.5 sq. metres (1178.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 F	
1-20	G		





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**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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