



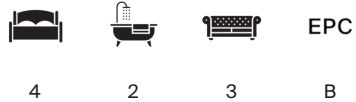
THE FARMHOUSE

HR4 8NP



THE FARMHOUSE CANON PYON

A sympathetically restored Farmhouse with period charm and contemporary styling.



Local Authority: Herefordshire Council

Council Tax band: E

Tenure: Freehold

Guide Price: £650,000



THE PROPERTY

A beautifully presented semi-detached former farmhouse. 4 bedrooms and 2 bathrooms with thoughtfully designed living spaces, hi spec. bathrooms and kitchen, contemporary styling with period rustic charm. Private terrace and garden, fieldhouse with solar PV and sold with a share of the communal 2 acre meadow with raised beds and orchard.

The development has won two RIBA Awards, and Heritage awards for its design and construction, testament to the quality and care of the property on offer. Designed and built by Stolon Studio, award winning architects, The Parks project breathed new life into neglected rural buildings to create a sociable housing development comprising eight new sustainable homes in a beautiful rural setting.







SERVICES

Utilities – Mains electricity and water (metered supply). Shared Biodisc sewage treatment plant.

Air source heat pump provides hot water and underfloor heating.

EV charger

Council Tax: Band E (Herefordshire Council)

Flood risk – Very Low (Less than 0.1% chance of a flood each year)

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Fibre broadband is connected to the property.

Not in a Conservation Area, National Park or AONB.

No public rights of way cross the property.



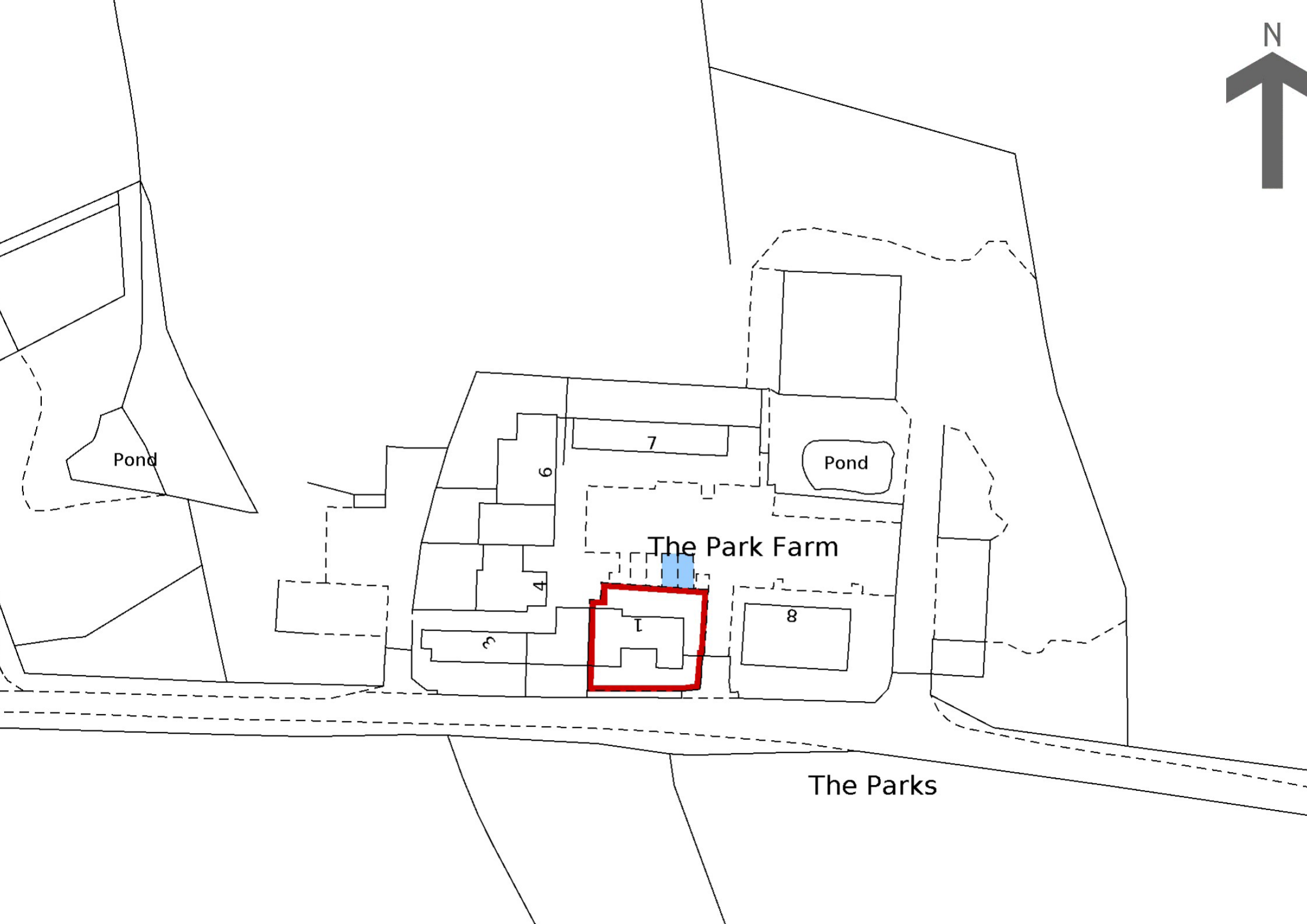
LOCATION

What3words: help.radiating.rooks
<https://w3w.co/help.radiating.rooks>

Surrounded by open countryside and close to the popular villages of Wellington and Canon Pyon. Together, these charming villages provide a wealth of local amenities, including village stores with post offices, primary schools, a golf club, and welcoming pubs. For a wider selection of services, the cathedral city of Hereford lies just 5 miles away, while the historic market town of Leominster is within easy reach at 10 miles.







Pond

Pond

The Park Farm

The Parks

7

6

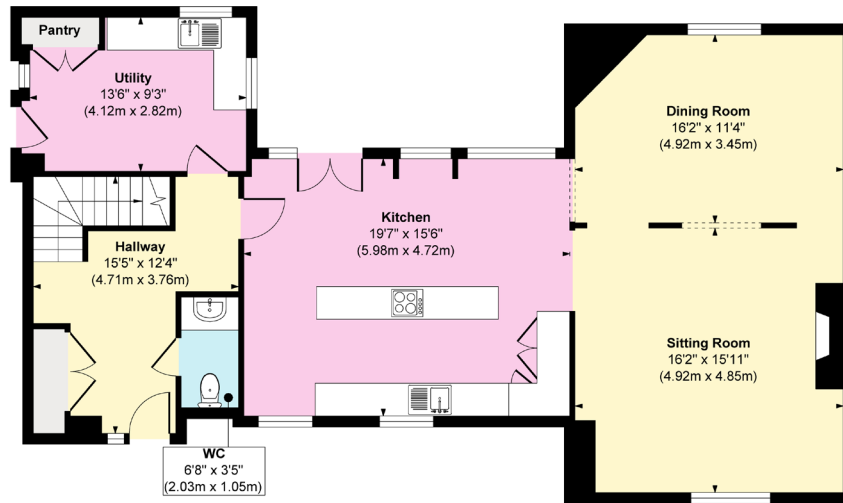
4

3

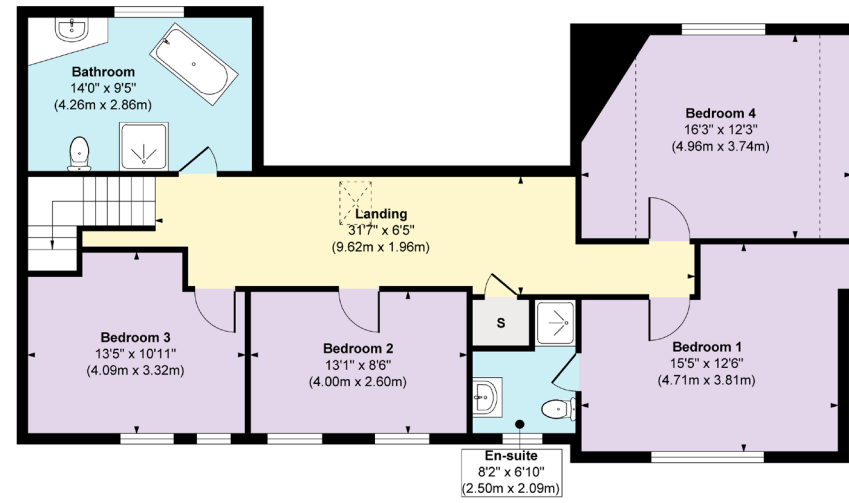
1

8

The Farmhouse, The Parks, Canon Pyon, HR8 4NP



Ground Floor
Approximate Floor Area
1070 sq. ft
(99.48 sq. m)



First Floor
Approximate Floor Area
1044 sq. ft
(97.05 sq. m)



Approx. Gross Internal Floor Area
Main House = 2114 sq. ft / 196.53 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

We would be delighted
to tell you more.

Charles Probert
07957 333495
charles.probert@knightfrank.com

Knight Frank
Floors 1-3, 4-5 High Town,
Hereford HR1 2AA

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP