






## EASTON COURT

Little Hereford, Herefordshire, SY8 4LN



## AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A COUNTRY HOUSE WITH STUNNING OUTBUILDINGS SET IN NEARLY SIXTY ACRES OF PARKLAND ON THE SHROPSHIRE-HEREFORDSHIRE BORDER.

Tenbury Wells 4 miles • Ludlow 6 miles • Hereford 22 miles • Worcester 24 miles • Shrewsbury 32 miles  
Birmingham International Airport 52 miles  
(Distances approximate).

			EPC
6	3	3	BELOW

Guide Price - £1,750,000  
Tenure: Freehold  
Postcode: SY8 4LN

Services: **The Garden House & The Coach House** – Private water supply shared with Easton Court Farm via Well and Borehole. Private drainage. Oil fired central heating with part electrical heating.

**The Lodge** - Mains electricity. Private water and drainage. Oil fired central heating with part electrical heating.

Local Authority: Herefordshire Council - Council Tax Bands – Garden House - F, The Coach House - A, Easton Court Lodge - C.  
EPCs Easton Court – Exempt, The Garden House - EPC Rating E, The Coach House - EPC Rating D, The Lodge - EPC Rating F

## SITUATION

Easton Court is positioned on the edge of the attractive rural village of Little Hereford, close to the borders of Shropshire, Herefordshire and Worcestershire – an area celebrated for its unspoilt countryside and picturesque market towns.

Lying approximately 6 miles north is the historic market town of Ludlow, known for its independent shops, cafes and renowned culinary scene. Tenbury Wells, about 4 miles away, offers everyday amenities including supermarkets, medical facilities and schools. Local education is well served, with Ludlow Church of England School and Tenbury High Ormiston Academy nearby. There are a number of independent schools in the locality which include Moor Park Prep, Lucton and St Michaels Abbey with Hereford Cathedral School and Kings at Worcester slightly further afield.

The surrounding countryside provides superb opportunities for walking, cycling and outdoor pursuits, while the A49 and A456 offer easy access to wider regional centres including Hereford, Shrewsbury and Worcester.

## DIRECTIONS

From Ludlow, take the A49 south. At the Salway Arms junction, turn onto the A456 toward Tenbury Wells. Continue for approximately 2.5 miles; after passing the village hall on your right, the driveway with the lodge is a few hundred yards further on the left.

Postcode: SY8 4LN

What3words: <https://w3w.co/confronts.hunt.weep>



## EASTON COURT

Originally built in the early 1800s on the site of an earlier residence, Easton Court was once an impressive country house. A fire in the late 1950s caused considerable damage and the property now stands in a ruinous condition. The building was listed Grade II in 1959 and was noted even then as being ruinous with interiors inaccessible.

In 2002, permission (now lapsed) was granted – subject to conditions – for a partial rebuild retaining the south and west elevations. However, both the contractor and structural engineer advised the walls were unsafe to proceed. A further application (2006/07) proposed demolition and replacement, receiving indicative support from English Heritage and Herefordshire County Council. A subsequent change in personnel at the council led to the withdrawal (not refusal) of the plans.

A recent pre-application enquiry has been submitted to Herefordshire Council, and a response is awaited.

**Subject to planning, Easton Court presents a rare opportunity to create a remarkable country residence within exceptional grounds.**





The Garden House Interiors



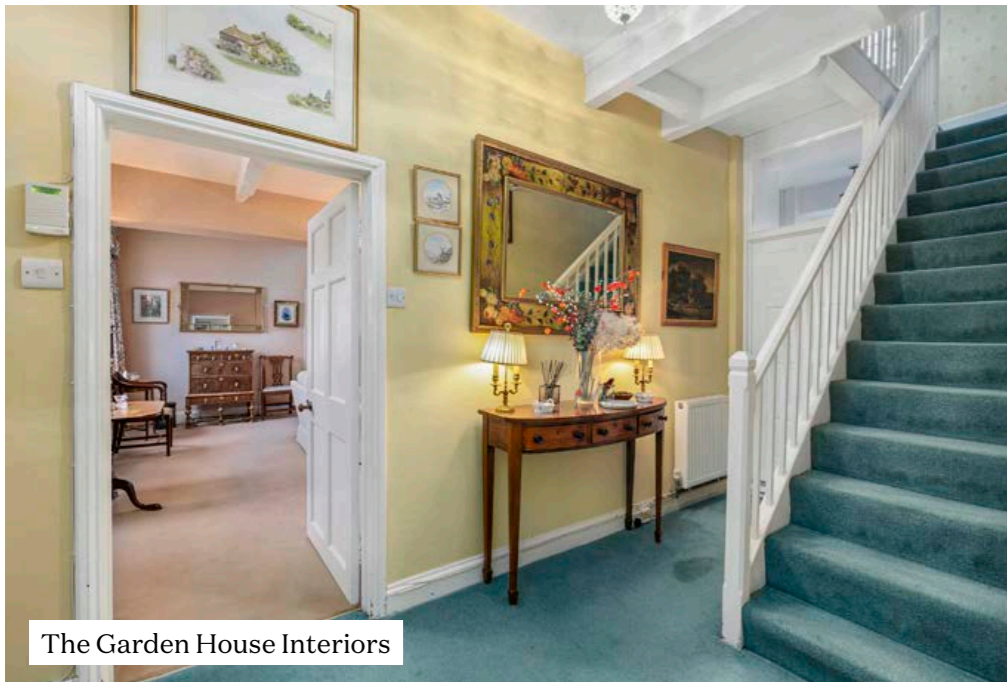
The Garden House Interiors



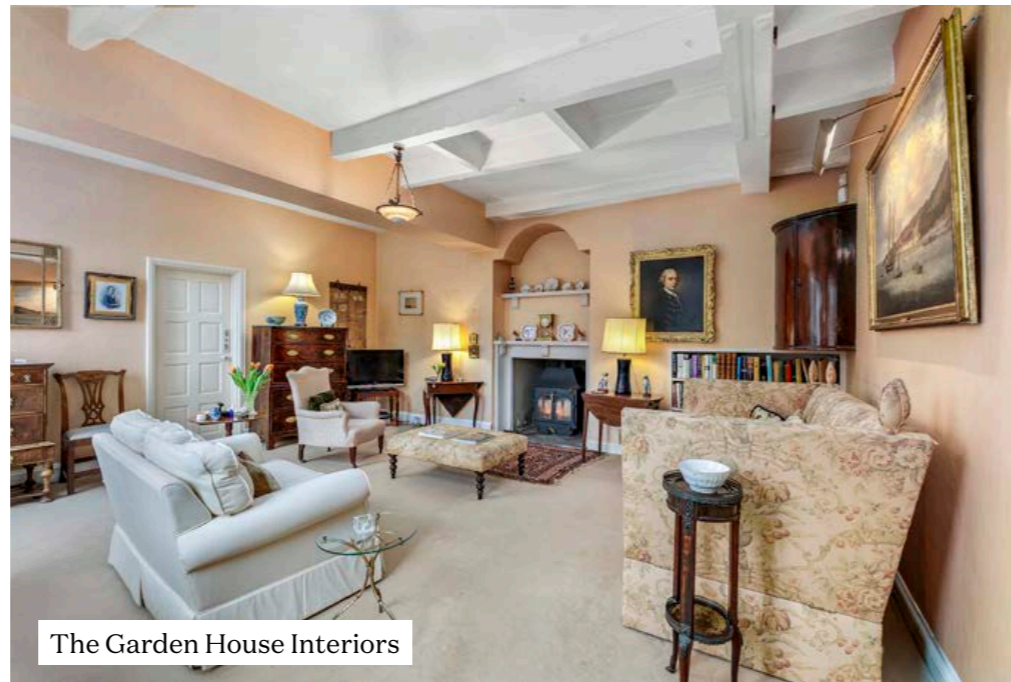
The Garden House Interiors



The Garden House Interiors



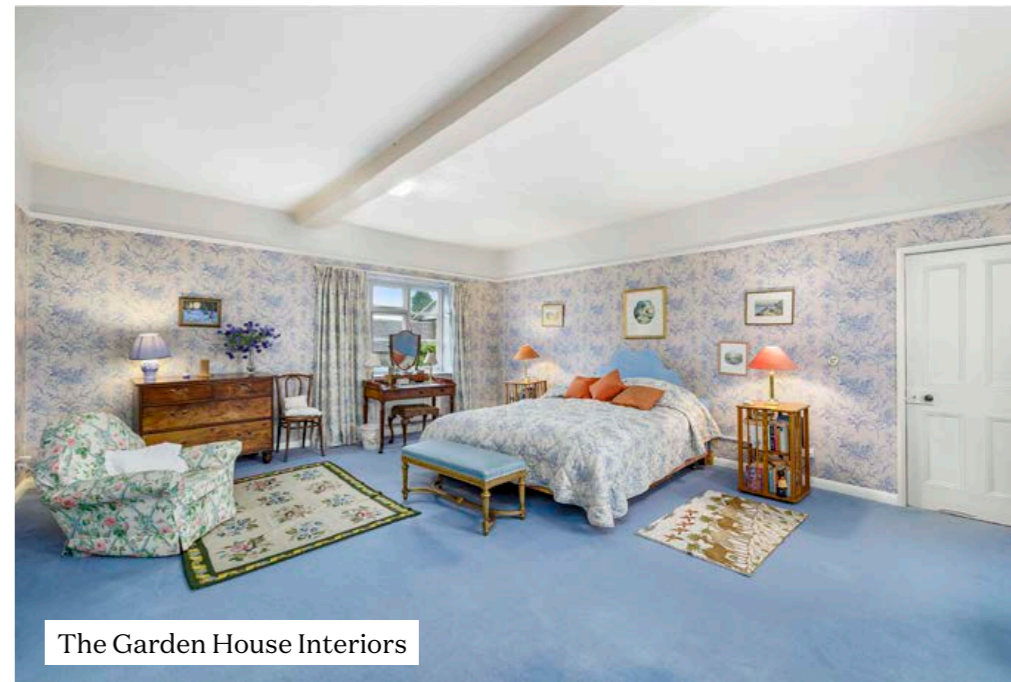
The Garden House Interiors



The Garden House Interiors



The Garden House Interiors



The Garden House Interiors

## THE GARDEN HOUSE

A charming detached redbrick residence positioned north of the main ruins, with open views across adjoining fields. Accommodation is arranged over three floors and includes:

- Elegant reception rooms
- Kitchen / breakfast room
- Five first-floor bedrooms, dressing room and three bathrooms.
- A large second-floor bedroom
- Adjoining outbuildings

Whilst not formally listed, the property may be considered curtilage listed due to proximity to the principal Grade II structures. The Garden House would benefit from updating but offers enormous potential as a substantial family home in a beautiful setting.



## THE COACH HOUSE & OUTBUILDINGS

A striking collection of late 18th century redbrick buildings, originally comprising stables, barns and a coach house. Now converted to provide secondary accommodation including:

- Kitchen / dining room
- Sitting room
- Ground-floor shower room.
- Three first-floor bedrooms and shower room

The buildings retain many original features including the stable interiors and clock tower. They are listed Grade II independently from Easton Court. There is significant scope for further conversion (subject to consent) and potential to vary existing planning to create a standalone residential dwelling.





The Coach House Interiors



The Coach House Interiors



The Coach House Interiors



The Coach House Interiors



## GARDENS & GROUNDS

The property sits in approximately 60 acres of sweeping parkland, formal areas, woodland and pasture – offering privacy, exceptional views and a magnificent setting for redevelopment.

A long sweeping driveway cuts through banks of woodland and opens into the park with a driveway running through the pasture, beautifully set with many specimen trees before crossing a cattle grid into the gardens and grounds of Easton Court. The gardens are enclosed set back from the parkland by a ha-ha at the end of the front lawn, and stock proof fencing and hedges to the rest.

Within the grounds which are some what overgrown are a number of useful outbuildings including potting sheds, a greenhouse, large barns attached to the stables block, and an old gardener’s shed referred to as “George’s shed” after the old groundsman.

A magnificent walled garden, orchards, croquet lawn, pond, lawns and a small area of woodland (which once held a tennis court) make up the site.

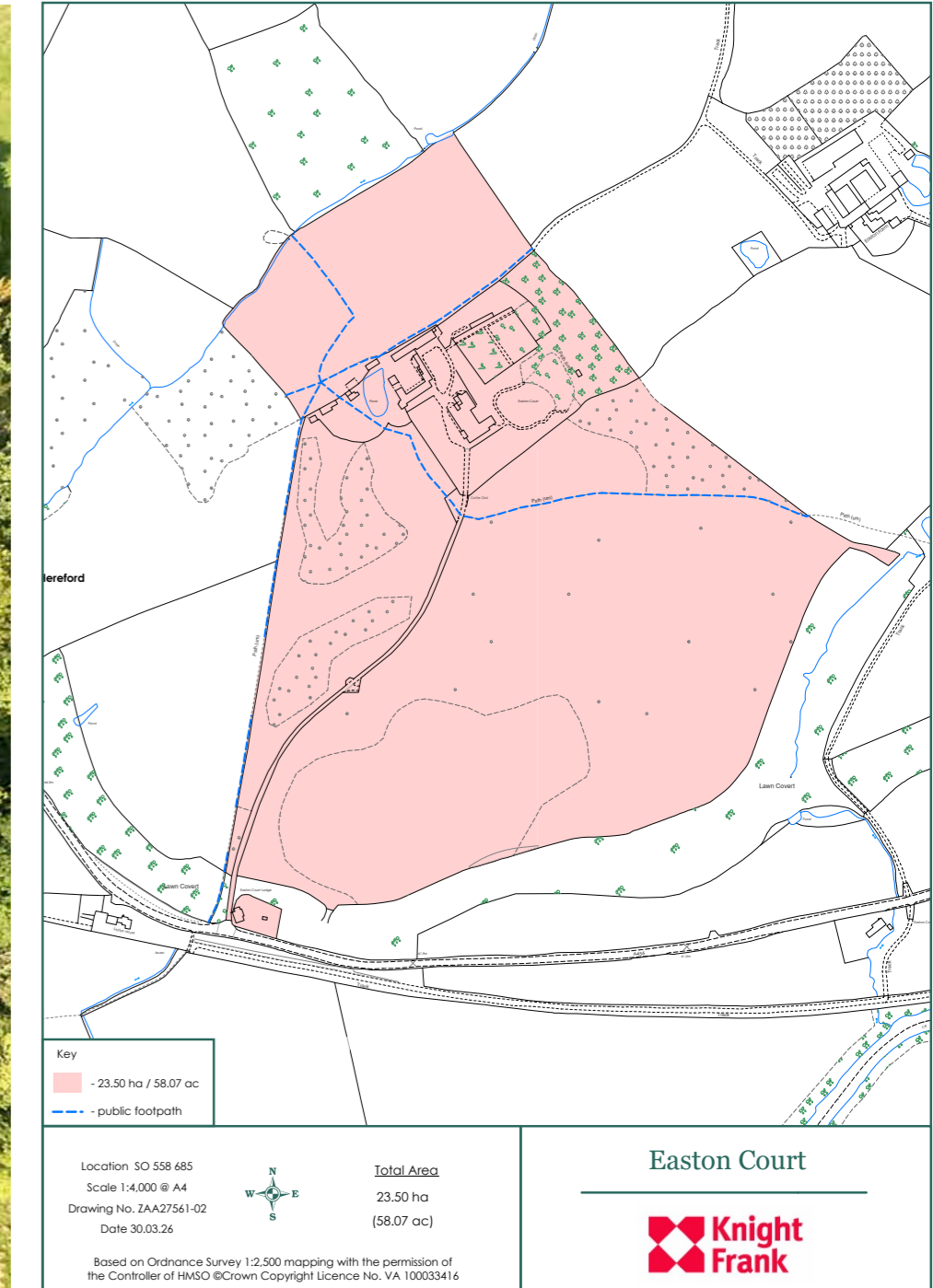
## THE LODGE

A further property located at the entrance drive consists of a detached lodge. Currently rented out on an AST, it is two bedrooms, bathroom, sitting room and kitchen / breakfast room. EPC rating F. It has a garage and parking as well as a garden to the rear.

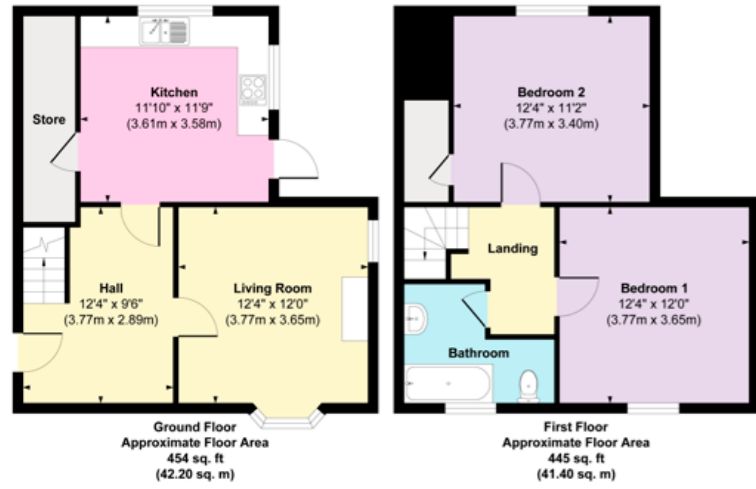


**Agents' Notes:**

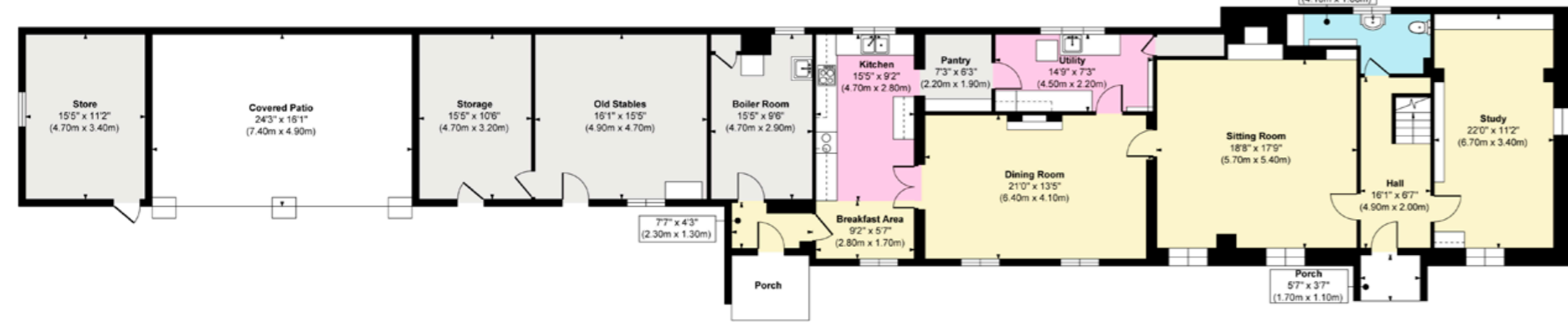
1. Public footpaths are marked on accompanying plans.
2. Easton Court is Grade II listed and in a ruinous condition.  
The Stables & Coach House: Grade II – List Entry 1301099.  
Easton Court: Grade II – List Entry 1082536.  
There is no reference to The Garden House being listed that we have found, but assumptions are that it will fall under curtilage listing.
3. The property is being marketed For Sale to show what can be put together with the agreement of the various vendors, but please note that the ownership is in three titles.  
There is a legal option in place that expires in 2029 for the purchaser of Easton Court to buy the surrounding parkland. A copy of the option agreement is available to interested parties. The trust that owns the lodge have agreed to make the property available for purchase, subject to agreement of price apportionment, but it will only be available to the purchaser of Easton Court.
4. Written confirmation and evidence of funding will be required prior to a viewing taking place.
5. Entry into the ruins is strictly prohibited for safety reasons.
6. The Parkland is currently under a grazing agreement, but vacant possession can be given subject to agreeing timings for the purchase to be completed.
7. The planning history is available on request, but much of it can be found on the Herefordshire Council planning portal. Koda Architects in Hereford have been appointed to seek advice from Herefordshire Council's Conservation officer for comment on the ruins of Easton Court. A pre application has been submitted, but the result is not yet known at the time of commencing marketing.



### Easton Court – Lodge Floor Plan



### Easton Court – Main House Floor Plan



Approximate Gross Internal Area  
 Main House = 460.46 sq m / 4956 sq ft  
 Lodge = 83.60 sq m / 899 sq ft  
 Annexe = 410.40 sq m / 4417 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-90	C		
55-68	D		
39-54	E	62 D	72 C
21-38	F		
1-20	G		

The Coach House EPC - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	69 C
21-38	F		
1-20	G		

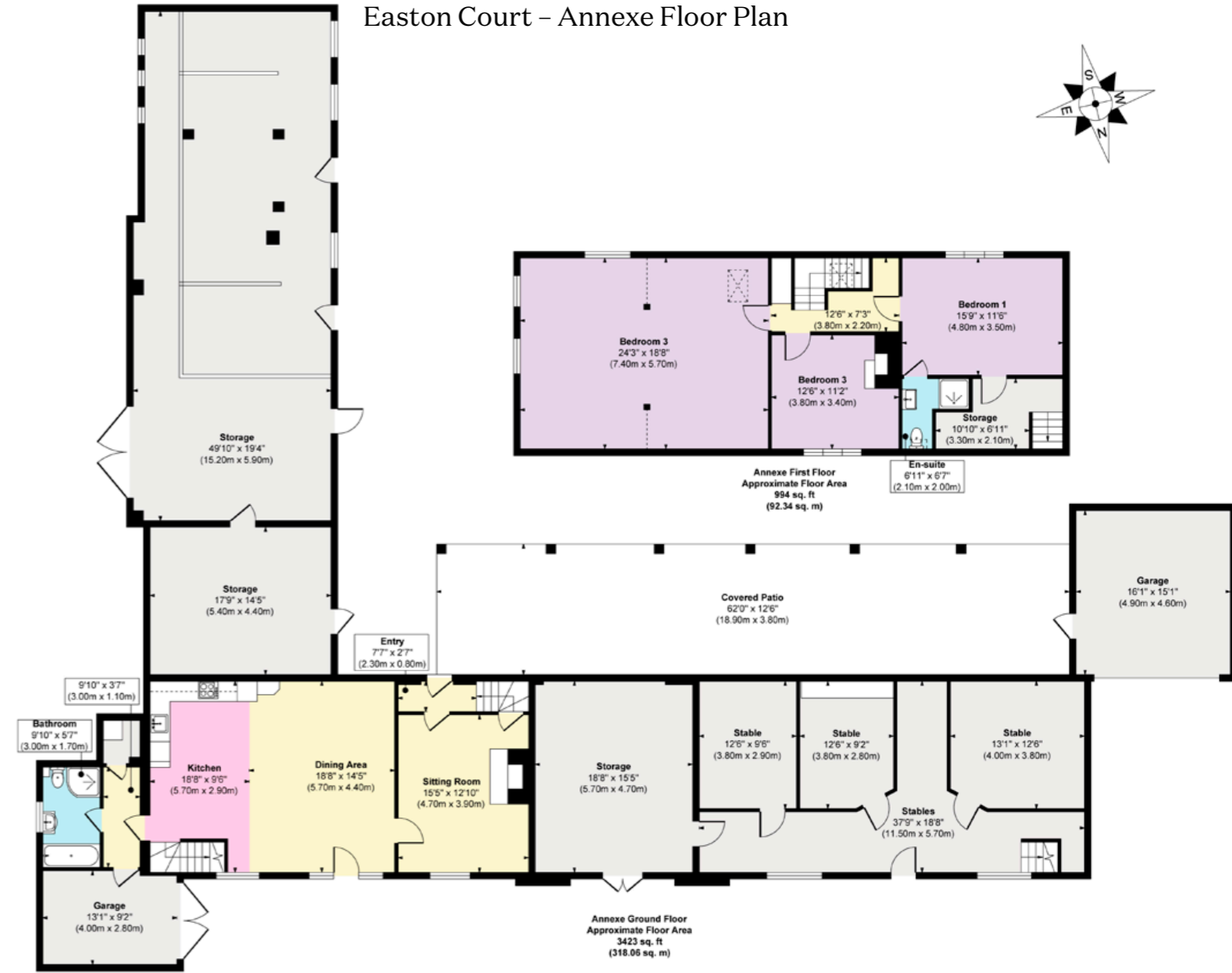
The Garden House EPC - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	97 A
1-20	G		

The Lodge EPC - F

Approximate Gross Internal Area  
 Main House = 460.46 sq m / 4956 sq ft  
 Lodge = 83.60 sq m / 899 sq ft  
 Annexe = 410.40 sq m / 4417 sq ft

### Easton Court – Annexe Floor Plan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

**Kevin Boulton**  
07932 557 520  
Kevin.Boulton@knightfrank.com

**Knight Frank Ludlow**  
Unit 2, SY8 Studios, Gravel Hill,  
Ludlow, SY8 1FP

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