



The Plateau Dilwyn, Dilwyn, Herefordshire, HR4 8JG



**Sunderlands**  
Residential Rural Commercial



**The Plateau Dilwyn  
Dilwyn  
Herefordshire  
HR4 8JG**

Summary of Features

**£700,000**

**Situation**

The Plateau is nestled within the picturesque Herefordshire Countryside, just one mile away from the quaint rural village of Dilwyn. Dilwyn boasts a vibrant community with various amenities, including a primary school, public house, village hall, and church. The village hosts a range of local groups catering to all ages, ensuring an active and engaging community life throughout the year. The renowned preparatory school Lucton School is also within easy reach.

The well-established market town of Leominster lies approximately five miles away. Leominster is renowned for its antique shops and delightful tea rooms. Additionally, the bustling city of Hereford, located 13 miles from Plateau Barn, offers further amenities and is home to the prestigious Hereford Cathedral School—an independent school serving the Marches region.

Weobley, a charming black-and-white village, is a mere four miles from Plateau Barn. Here, you'll find a high school, primary school, shops, restaurants, and inviting tea rooms.

**Description**

A charming detached 3/4 bedroomed detached farmhouse with traditional features, extensive outbuildings and grassland extending in total to 15.87 acres.

The land is located to the west and south of the farmhouse and slopes gently down to the natural bubbling Tippet's Brook below.

The property is surrounded by a mature garden with herbaceous borders and a seating area. Additional features include a single-storey brick stable block with two stable doors, an adjoining brick store, and a separate brick store with courtyard access for extra storage.

The property benefits from two separate roadside accesses as per the plan.

**Accommodation**

**Ground Floor**

**Kitchen**

**Open Plan Living**

**Hallway**

**Sitting Room**

**Morning Room**

**Cellar**

**First Floor**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Shower Room/Bedroom 4**

**Outbuildings**

**Gardens and Land**

**Tenure**

Freehold with vacant possession.

**Boundaries**

Purchasers will be deemed to have full knowledge of the boundaries and will be responsible for keeping their internal boundaries in a stockproof condition. The neighbouring property is responsible for erecting a stock and pet proof fence between the points B-C and D-E.

Upon completing the new access driveway, the owners of Plateau Barn will be required to erect a stock proof fence between points A-B on the plan.

**Wayleaves, Easements & Rights of Way**

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

The necessary rights to connect to services will be reserved across the property for the benefit of the adjoining property Plateau Barn

**Planning**



### **Local Authority & Public Utilities**

Herefordshire Council, Plough Lane, HR4 0LE.  
Welsh Water Dwr Cymru, Pentwyn Road, Nelson,  
Treharris, Mid Glamorgan, CF46 6LY  
National Grid, Eco Park Road, Ludlow, SY8 1FN

### **Site Plans**

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

### **Mode of Sale**

The property is for sale by Private Treaty.

### **Agents Note**

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase

### **Viewing**

Strictly by appointment with the Agents: Peter Kirby & Katie Bufton on 01432 356161 (Option 3).

### **Health & Safety Notice**

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused

### **Important Notice**

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty in relation to the property. The photographs were taken July 2024.

### **Services**

The property benefits from mains electric, fibre optic broadband and mains water. The property also has a private well which has not been used for many years. The farmhouse is heated via LPG gas fired central heating.

The Vendors have recently installed a new package treatment plant for the property in the roadside field

to the west.

All necessary rights will be reserved across the property for the benefit of the adjoining Plateau Barn to connect to services. A proposed services route for an underground electrical supply has been provisionally agreed. Further information is available from the selling agents.

### **Access**

The Farmhouse benefits from two vehicular access points, one to the West and one to the East. The neighbouring property Plateau Barn will have a right to continue to use the existing joint access (crosshatched on the attached) for a period of 12 months, from the date of completion to provide sufficient time for them to create the new separate access as per their planning application 241659.

### **Directions**

From Hereford, head west along Eign Street at the roundabout take the 3rd exit towards Canon Pyon. Continue along the road, at the traffic lights continue forwards. Continue along this road for about 10 miles, bare left onto the B4457 signposted Pembridge. At the crossroads turn left then take the second right down the country road. The property is located about 350 yards down the road on the right as per the Sunderlands Sale board.

What3Words: ///finer.staring.pull

### **Tenure**

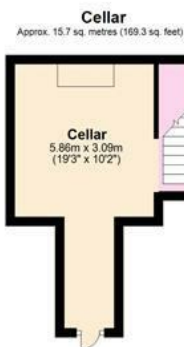
Freehold

### **Directions**









Total area: approx. 195.5 sq. metres (2104.8 sq. feet)

Floor plan produced for identification only. Not to Scale.  
Plan produced using PlanUp.

## Sunderlands

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email: hereford@sunderlands.co.uk

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.