



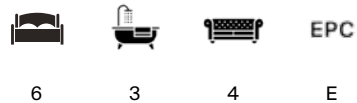
MOOREND FARM

HR8 IHG



MOOREND FARM CASTLE FROME

A charming 19th century farmhouse and outbuildings with 14 acres of land, in Herefordshire's beautiful Frome Valley.



Local Authority: Herefordshire Council

Council Tax band: F

Tenure: Freehold

Guide Price: £1,250,000

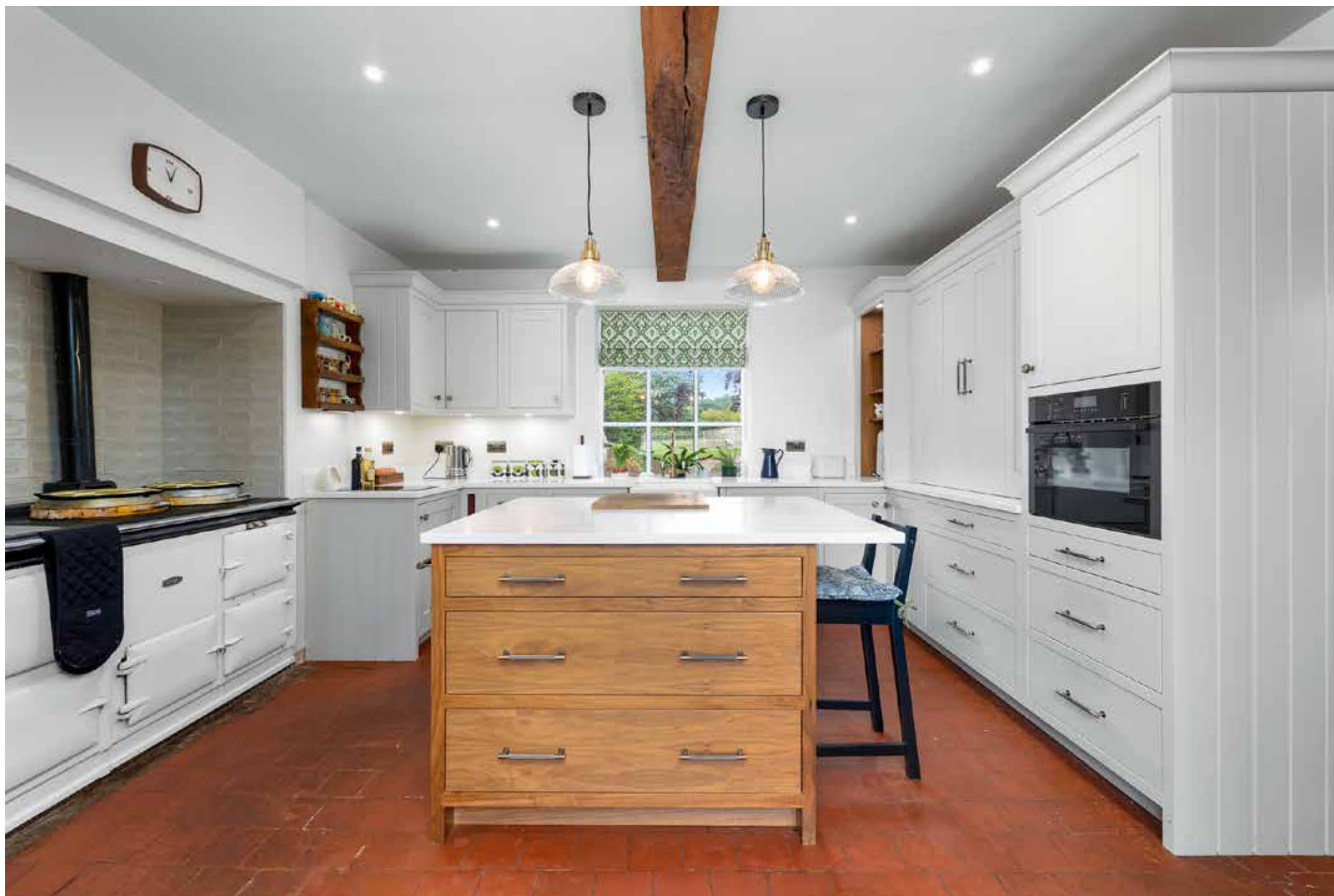


THE PROPERTY

Occupying a peaceful rural location at the end of a long private drive, Moorend Farm is an attractive brick built , 19th century farmhouse and a range of period farm buildings, with scope for further development. The property is set in about 14 acres of garden and paddock land.

- Farm House 4282 sq. ft.
- 14 acres of gardens, grounds and paddocks including two ponds
- Over 5000 sq. ft. of period brick built outbuildings with huge potential.
- Swimming pool.
- Tennis court









SERVICES

Mains water and electricity

Oil fired central heating

Private drainage via a septic tank and soakaway field.

Council Tax - Band F

EPC - 44E

Not Listed, not in a National Park, AoNB or conservation area.

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 - Ultrafast FTTP Broadband connection is available. We advise you to check with your provider.







SURROUNDING AREA

Moorend Farm occupies a peaceful location surrounded by the productive farmland and orchards of this beautiful part of East Herefordshire, between Ledbury and Bromyard.

Ledbury is a thriving market town famous for its half-timbered buildings and medieval Market Hall.

The Malvern Hills, an area of outstanding natural beauty, are the dominant feature of the landscape. Malvern is also a renowned cultural centre with an excellent theatre and cinema and good shopping facilities.

More comprehensive facilities can be found in the Cathedral cities of Hereford & Worcester.

There is excellent schooling nearby from both the private and state sectors, including The Elms and The Downs preparatory schools in Colwall, Hereford's Cathedral School, The Royal Grammar School and The Kings School in Worcester as well as Malvern College.

Trains run from Ledbury Station directly to London Paddington. Motorway access is via junction 2 of the M50, about 10 miles away.





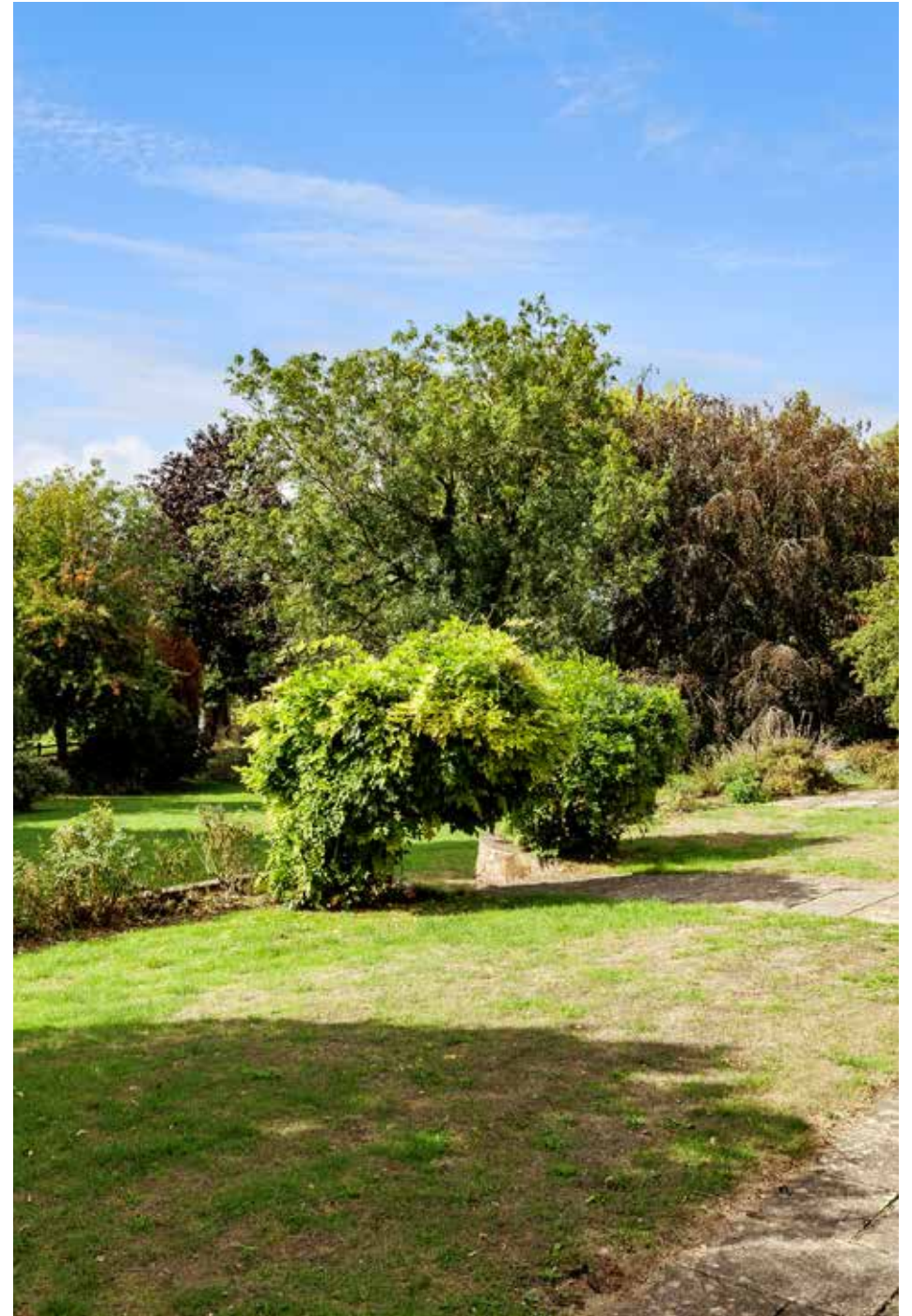
LOCATION

Ledbury 6 miles, Bromyard 6 miles, Malvern 9 miles

Postcode - HR8 1HG

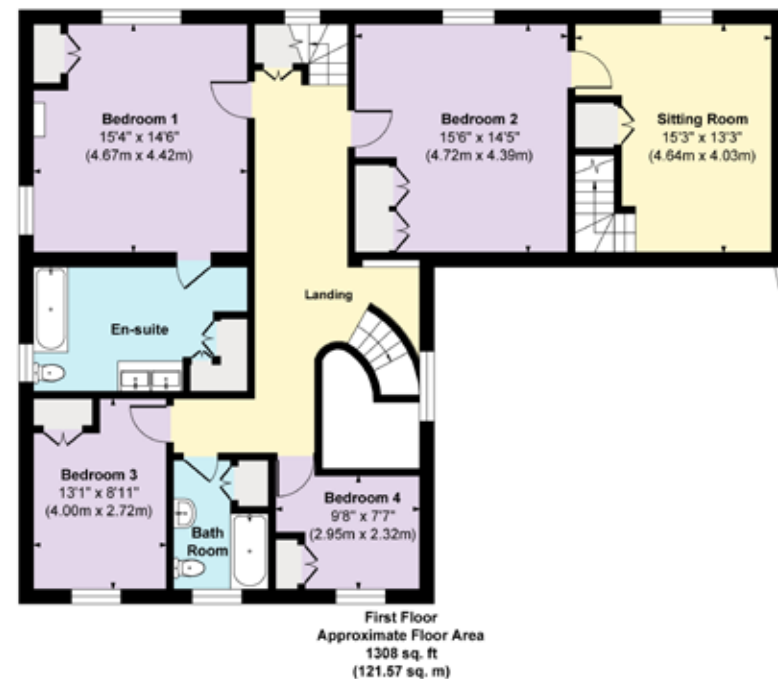
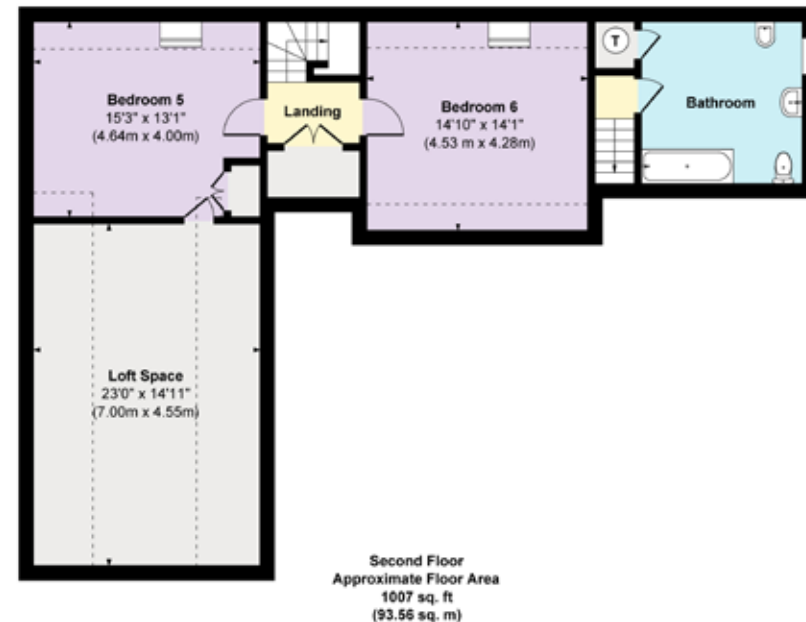
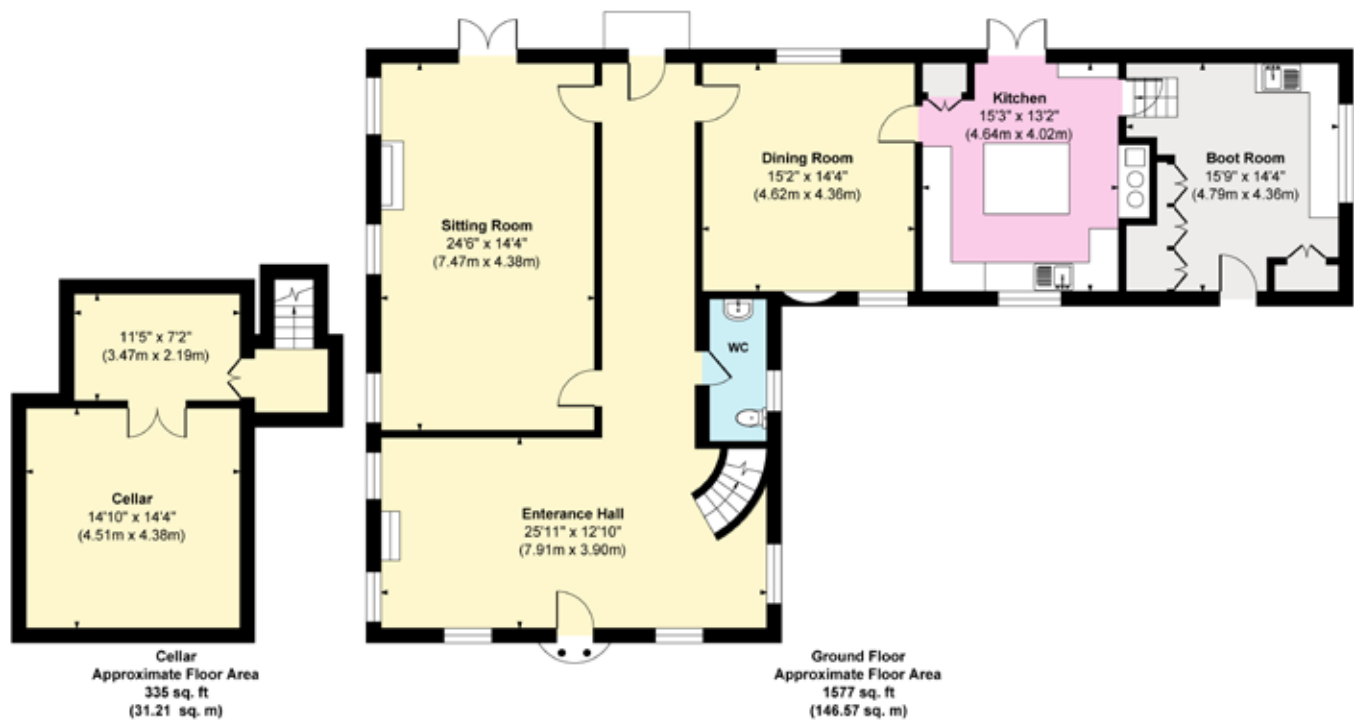
What3words - twinkling.trending.meanwhile

<https://w3w.co/twinkling.trending.meanwhile>





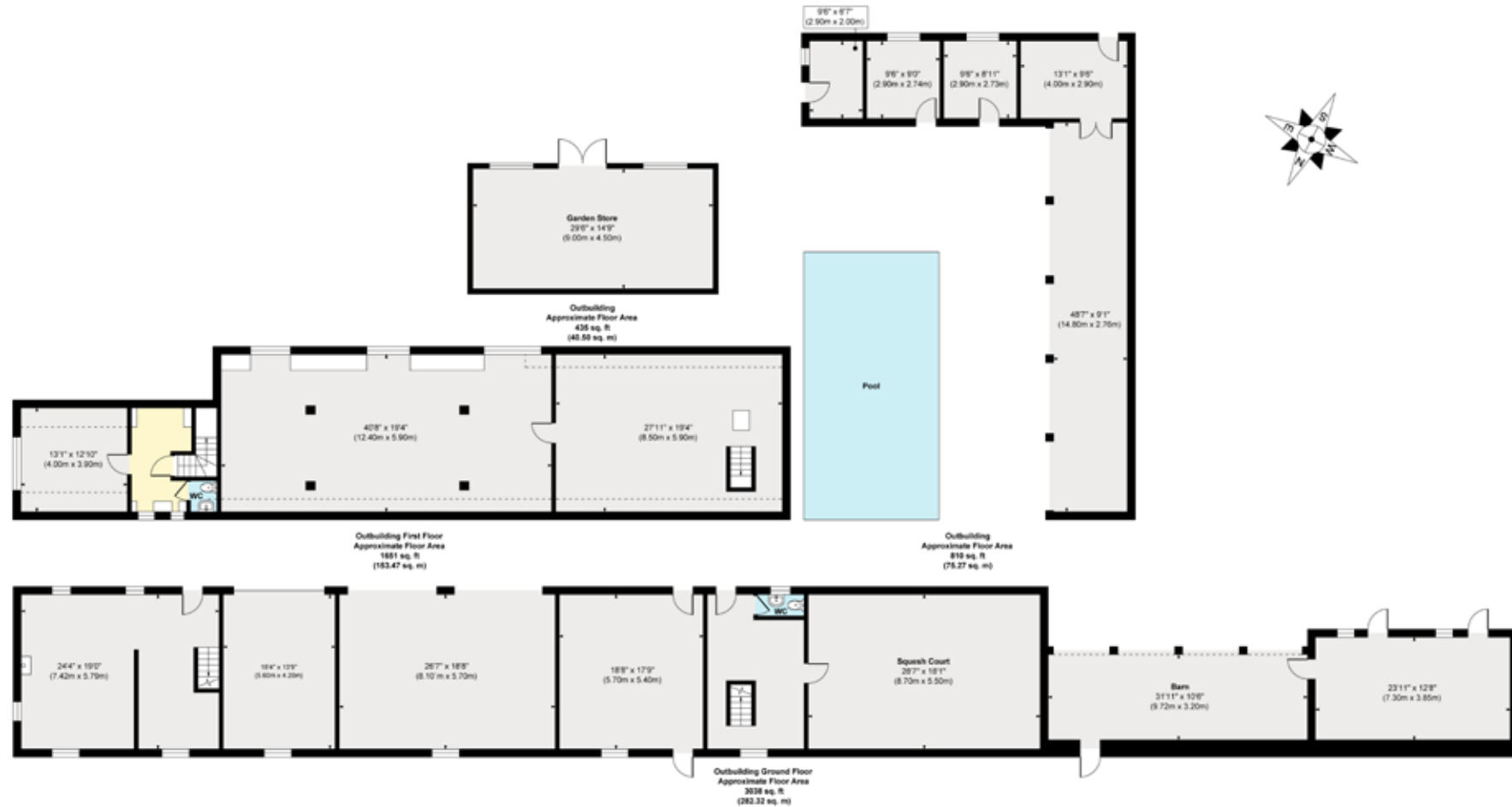
Moorend Farm, Castle Frome, Ledbury, HR8 1HG



Approx. Gross Internal Floor Area
Main House = 3892 sq. ft / 361.70 sq. m
Cellar = 335 sq. ft / 31.21 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.

Moorend Farm, Castle Frome, Ledbury, HR8 1HG



Approx. Gross Internal Floor Area
Outbuilding = 5934 sq. ft / 551.56 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-File Photographer. Unauthorised reproduction prohibited.

We would be delighted
to tell you more.

Charles Probert

07957 333495

charles.probert@knightfrank.com

Knight Frank Hereford

4-5 High Town

Hereford HR1 2AA

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 September 2026. Photographs and videos dated September 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