



**Old Bank Farm, Adforton, SY7 0NF**  
**Price £725,000**

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# Old Bank Farm, Adforton

A stunning Grade II listed period farmhouse set in a 0.8-acre garden, located in the northwest region of Herefordshire, close to the borders of Shropshire and Powys. Featuring traditional barns suitable for conversion or retention as parking and a workshop, this property offers 3–4 reception rooms, 3–4 bedrooms, and 2 bathrooms alongside many period features. SOLD WITH NO ONWARD CHAIN.

## FEATURES

- Grade II listed "Black & White" former farmhouse
- 3/4 receptions; conservatory
- 3/4 bedrooms; two bathroom
- Period features & exposed timbers
- 0.8 acre mature gardens
- Traditional outbuilding & barns
- Central village location
- Oil central heating



### Material Information

**Price** £725,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** F

**EPC:** (0)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

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## Introduction

Bank Farm is a medieval Grade II listed "Black & White" former farmhouse that once managed much of the land in and around the village. It originally formed part of the historic Harley Estate before being sold to pay inheritance tax. The current owners have been custodians for the last 40+ years, maintaining the property to a high standard. It offers the next owner the opportunity to own a wonderful family home full of quirks and period features, including extensive gardens spanning 0.8 acres.

The property sits back from the road in an elevated position in the centre of the village. Built in the "Black & White" style popular in Herefordshire, it offers intriguing original features including exposed beams, a large inglenook fireplace, and a range of black timber-clad barns.

The accommodation comprises a large farmhouse-style kitchen, a dining room, and an expansive L-shaped living room that can function as two separate areas if required. There is an additional snug/study, which could serve as a fourth bedroom. Upstairs, there are three further double bedrooms and two full bathrooms, uniquely accessed by two separate staircases.

## Property description

The main entrance leads through a front porch, which houses a cloakroom, into the main hallway. To the left is the living room, featuring two distinct areas within its L-shaped layout. The primary sitting area boasts a stunning inglenook fireplace with a wood-burning stove, an exposed beamed ceiling, and dual-aspect windows overlooking the front and rear gardens. The second area, elevated by a single step, also features dual-aspect windows and beams, making it an ideal study or secondary seating space. Off the sitting room is a rear lobby providing access to the patio and garden, as well as the first staircase. Adjacent to this is the snug/study (or optional fourth bedroom).

To the right of the entrance is the dining room, which features a beamed ceiling, dual-aspect views, and the second staircase. This leads through to the farmhouse-style kitchen, with a Rayburn Stove, fitted with a range of wood-fronted wall and base units and space for a dining table. Glazed doors open into the conservatory, which overlooks and provides access to the rear patio and garden.

## First Floor

Taking the staircase from the dining room leads to the first landing. This provides access to the impressive principal bedroom, which features vaulted ceilings and original Cruck beams. The room is naturally divided by timber framing, creating space for an additional sitting area, study, or dressing room.

Also off this landing is the "Jack & Jill" bathroom, equipped with a bath and walk-in shower. A second door leads into the second bedroom, a large double room with dual-aspect dormer windows and built-in wardrobes. This bedroom connects to the second landing (accessed via the rear hall staircase), which also leads to the second bathroom and the third double bedroom with eaves storage.

## Access & Parking

The property is approached up a private tarmac driveway, over a cattle grid and the extensive parking area is located on the right hand side. Undercover parking is available in the old Byre with its cobbled flooring and extensive storage space.

## Exterior & Outbuildings

There is ample parking, including the use of a former byre with original cobbled flooring. A large barn—previously used as a workshop and games room—offers the potential for conversion into additional accommodation, an annexe, or a holiday cottage (subject to the necessary planning permissions). Additionally, a large timber barn toward the top of the garden is ideal for housing lawnmowers, garden implements, and a wood store.

This is an exceptional property offering a slice of history. It is a style of home that rarely comes to market, and it is hoped it will be as cherished by its next owners as it has been for the last several decades.

## Gardens & Grounds

The property is surrounded by manicured lawns, various shrubs, mature trees, flower beds, and a vegetable garden plot. Two historic gates remain, leading to the adjacent fields.

The property is approached via a private tarmac driveway over a cattle grid, leading to an extensive parking area.

## Services & tenure

Tenure: Freehold





? Services: All mains services connected; Oil-fired central heating.

? Council Tax: Herefordshire Council – Band F

### Covenant & Easement

In the conveyance for the land at the top of the garden purchased in 1976, there is a covenant relating to residential planning should permission be granted on this section of land only.

There is an easement allowing the adjacent land owner to maintain a water supply to their field.

For further information please ask the agent.

### Broadband & mobile checker

? Broadband: Ultrafast available (up to 1800/220 Mbps via Openreach).

? Mobile: Variable coverage; generally "Good" outdoors depending on provider.

For further information please follow this link:

<https://www.ofcom.org.uk/mobile-coverage-checker>

### AML

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.



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### DIRECTIONS

From Wigmore continue along the A4110 towards Leintwardine and Adforton is the next village. As you enter the village the road narrows as you go over the crown of the hill the property can be found on the left hand side. The What3Words location is heat.influence.fortified



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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

2095 ft<sup>2</sup>

194.7 m<sup>2</sup>

**Reduced headroom**

194 ft<sup>2</sup>

18 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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