



# THE NELMES

HR8 2SH



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# THE NELMES MUNSLEY, HR8 2SH

A handsome Georgian farmhouse and range of former farm buildings  
in a beautiful rural setting



5-6



4



6

EPC

D

Local Authority: Herefordshire Council

Council Tax band: G

Tenure: Freehold



## THE PROPERTY

- A handsome five/six-bedroom Georgian farmhouse with elegant and well-proportioned rooms. The house dates from the early nineteenth century, although an original dwelling is thought to be Elizabethan
  - Refurbished and beautifully maintained, both the house and outbuildings are in very good condition
  - Range of attractive period barns extending to over 5,200 sq. ft. with enormous potential for conversion or alternative uses. The Victorian barns were added in 1861 based on the "model farm"
  - Superb, peaceful rural setting close to Ledbury
- The 18th century Granary is Grade II Listed - the farmhouse and Victorian barns are not
- ample parking. In all just under 5 acres









# SERVICES

Utilities – Mains electricity and water (metered), Oil fired central heating. Electric Aga range cooker with separate AGA companion with two electric ovens and gas hob. Wood burning stove. Private drainage via septic tank and soakaway field House, not Listed. C18th Granary is Grade II Listed  
Flood risk – Very Low. (Less than 0.1% chance of a flood each year)  
Mobile phone coverage - 5G mobile signal is available in the area - we advise you to check with your provider  
Internet connection - Ultrafast FTTP Broadband connection is available.  
Not in a National Park, Conservation Area or AoNB  
No Public Rights of Way across the property  
Access owned by The Nelmes with neighbours having permitted access







## LOCATION

Munsley is a small rural parish surrounded by orchards, hop yards and beautiful Herefordshire countryside. The property is just three miles from the historic market town of Ledbury, famous for its half-timbered buildings and medieval Market Hall. Facilities there include a thriving high street with a wide range of independent retailers, primary and secondary schools, supermarket, library, swimming pool, doctors surgery and a train station.

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, as well as good shopping facilities. A Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street.

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

Trains run from Colwall and Ledbury stations direct to London Paddington and Birmingham. Motorway access is via junction 2 of the M50 about 9 miles away.





## OUTSIDE AND GARDENS

Attractively landscaped gardens overlooking open countryside. Productive kitchen garden with apples, pears, damsons, greengages, figs, quince and plum. Hartley greenhouse, ponds and courtyard with ample parking. In all just under 5 acres.

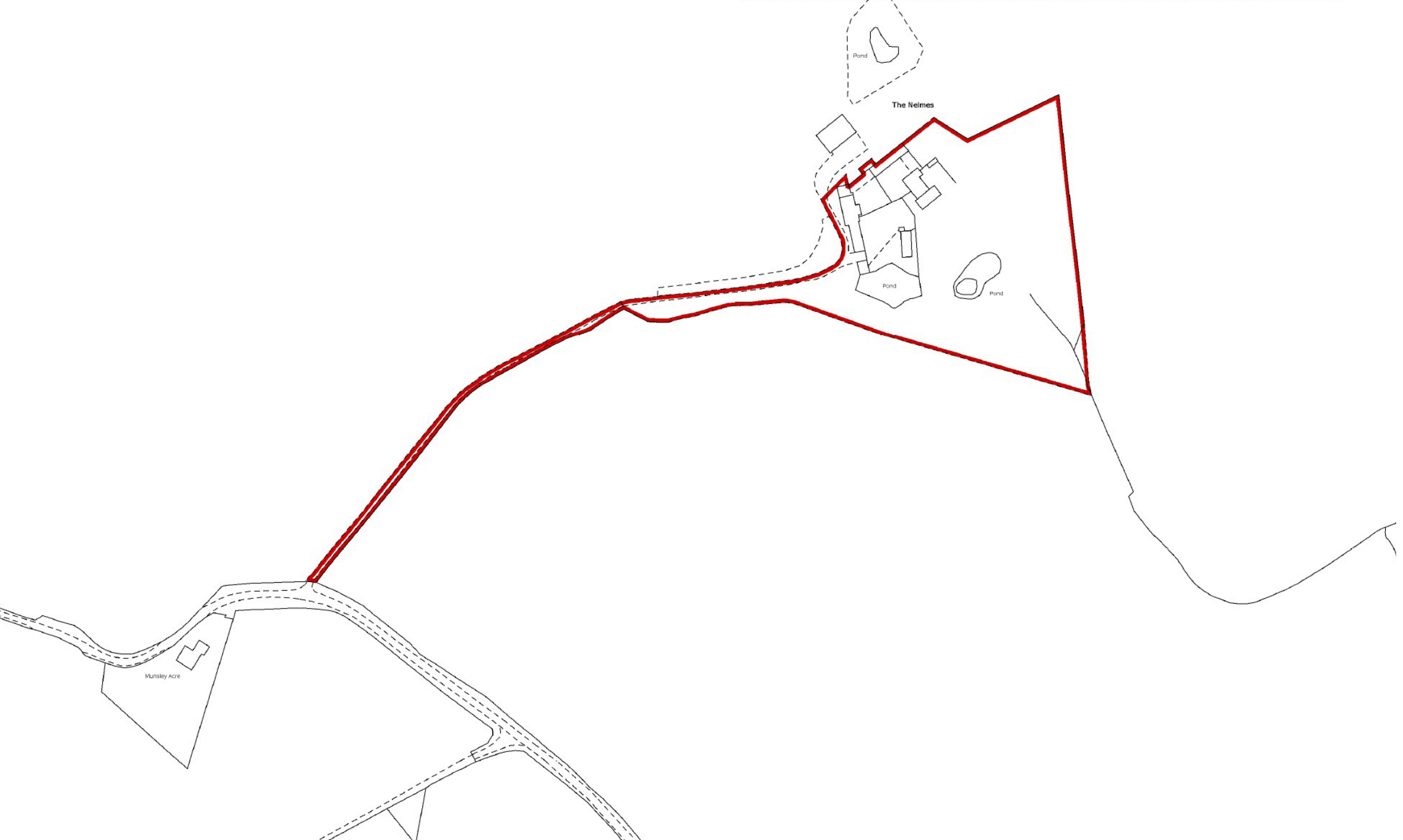




# HM Land Registry Current title plan

Title number **HE28138**  
Ordnance Survey map reference **SO6741SE**  
Scale **1:2500**  
Administrative area **Herefordshire**

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# The Nelmes, Munsley, Ledbury, Herefordshire, HR8 2SH



**Approx. Gross Internal Floor Area**  
**Main House = 6016 sq. ft / 559.00 sq. m**  
**Barn = 3245 sq. ft / 318.23 sq. m**  
**Outbuilding = 1965 sq. ft / 182.77 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.  
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