



Treduchan Farmstead, Llangrove, Ross-on-Wye, HR9 6EZ



**Sunderlands**  
Residential Rural Commercial

**Treduchan  
Llangrove  
Ross-on-Wye  
HR9 6EZ**

- Existing large four-bedroom farmhouse of approx. 2983 sq.ft.
- Range of traditional outbuildings and agricultural buildings
- Full planning permission for 4 no. barn conversions
- Site area of approx. 1.47 acres (5,985 m<sup>2</sup> / 63,453 ft<sup>2</sup>)
- Situated in a popular rural area with far reaching views
- Good access and connectivity with the A40/M50

**For Sale by Private Treaty**

**Guide Price: £800,000**

**Situation:**

This former agricultural farmstead offers a calm and scenic countryside setting with far reaching views. The nearby village of Llangrove is only 0.5 miles away and within easy reach on foot or by bicycle, providing the convenience of a Primary School, Public House, Community Hall and Church. Llangrove also benefits from local bus services, giving straightforward connections to neighbouring villages and to the city of Hereford. The property is perfectly suited to those seeking a countryside lifestyle with community facilities within easy reach.

**Description:**

The property comprises a spacious four-bedroom farmhouse that with full refurbishment would create a characterful country home. Surrounding the farmhouse is a collection of traditional 1–2 storey barns set around an attractive courtyard, with full planning permission for their conversion into four dwellings. The barns also offer scope for alternative lifestyle uses such as studios, workshops, home offices or leisure spaces, subject to any necessary consents. The property is complemented by a large garden and grounds providing generous outdoor space, with additional land available by separate negotiation to further enhance the setting.



## Farmhouse:

Treduchan Farmhouse is a distinctive two-storey residence set within generous gardens and accompanied by versatile outbuildings. Extending to approximately 2,983 sq.ft., the property combines substantial living space with a wealth of period character, including flagstone floors, Victorian tiles, exposed timber beams, and traditional fireplaces.

While the property requires total refurbishment, this provides a unique opportunity to design a bespoke family home that fully capitalises on its historic features and spacious layout. The extensive gardens and outbuildings offer further potential for outdoor living, home offices, or additional accommodation, subject to planning.

With its combination of size, character, and opportunity, Treduchan Farmhouse represents a rare chance to acquire a prominent rural residence with significant scope to create a truly individual home.

## Accommodation:

**Kitchen** – quarry tile floor, base and eye level units, bay window, electric oven and Rayburn Royal stove, door to stairs.

**Scullery** – quarry tile floor, sink drainage unit, base level units, timber shelving, cold slabs, and exposed beams.

**Rear Entrance Hall** – quarry tile floor, leading to storeroom, WC, pantry.

**WC** – toilet, pedestal handwash basin, quarry tile floor.

**Pantry** – flagstone floor, cold slabs, timber shelving.

**Dining Room** – wooden floorboards, fireplace with wood burner, exposed beams, window seat, door to kitchen, door to main entrance hall.

**Main Entrance Hall** – Victorian tiles, paneled staircase, door to cellar, door to lounge, door to boiler room, rear door.

**Boiler Room** – housing the oil-fired boiler.

**Cellar** – beneath the dining room

**Sitting Room** – fireplace with stone hearth, brick surround and stone mantle, wooden floorboards, dual aspect windows.

**Main Staircase** - leading to first floor.

**Landing** – wooden floorboards, window seat.

**Bathroom** – wooden floorboards, pedestal handwash basin, WC, shower cubicle.

**Large Double Bedroom 1** – situated up steps, wooden floorboards, fireplace, dual aspect.

**Large Double Bedroom 2** – wooden floorboards, fireplace, built in storage.

**Large Double Bedroom 3** – wooden floorboards, fireplace, radiator, airing cupboard with hot water tank.

**Servants Staircase** - leading back down to the kitchen.

**Attic Staircase** - leading to the attic space and fourth bedroom.

**Smaller Double Bedroom 4** – wooden floorboards, built into eaves.

**Attic Space** – potential for storage.

## Outside:

**Outbuildings** – there is a former washroom accessed from the rear hall that retains a former stone boiler with further access to an adjoining store room. An adjoining attached garage has potential as a workshop space.

**Gardens** – the farmhouse benefits from a large garden to the side and rear of the property.

**Courtyard** – the farmhouse is situated in a traditional courtyard setting with the traditional farm buildings. The courtyard provides a large hard standing area for parking.

## Council Tax:

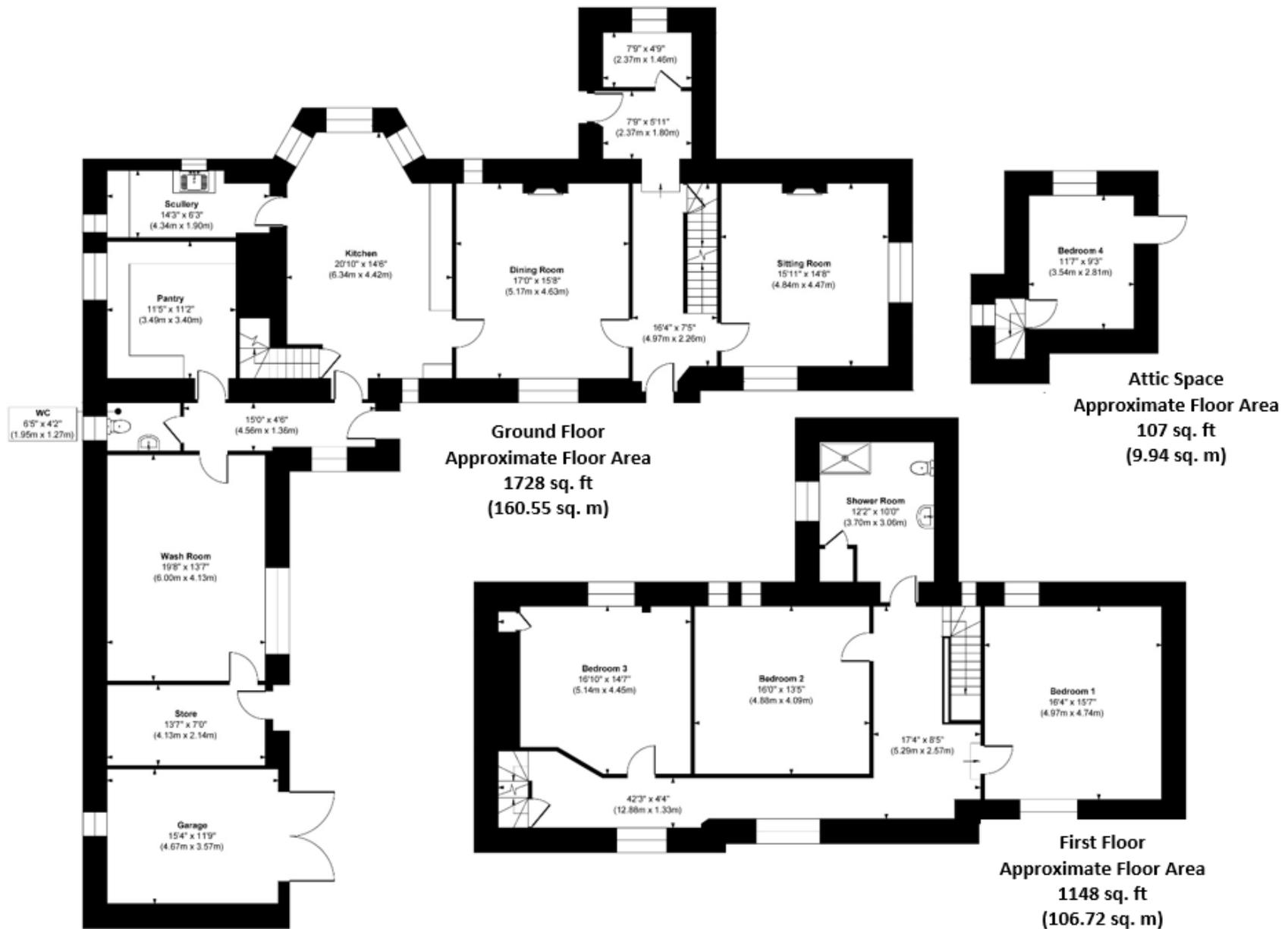
Council Tax Band: C

## EPC:

EPC Rating: G



# Llangrove Farm, Ross on Wye, HR9 6EZ



**Approx. Gross Internal Floor Area**  
**Main House & Washroom = 2983 sq. ft / 277.21 sq. m**  
**Store & Garage = 277 sq. ft / 25.82 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.





## Farm Buildings:

The traditional buildings are located around an open yard next to the farmhouse with which they share access. The impressive barns are predominantly of stone and timber frame construction but are not listed.

The traditional buildings provide a substantial built footprint and a high degree of flexibility in terms of layout, accommodation and end use.

The traditional buildings benefit from planning permission for their conversion to residential dwellings and are plots 5, 6, 7 and 8 of the proposed development under planning permission **P221395/F**.

## Proposed Accommodation:

The proposed scheme would deliver the following accommodation:

Plot	Bedrooms	Size	Garaging / Cycle storage
5	4	409	2 Bay Garage + Cycle Store
6	3	231	1 Bay Garage + Cycle Store
7	4	206	Cycle Store
8	2	157	Cycle Store

Please note that the stated sizes are approximate external floor areas including garaging in M<sup>2</sup>.

Prospective buyers should make their own calculations on measurements.

Plots 5-8 The Traditional Buildings:

- Each plot retains the character and format of the existing bays all within the envelope of the traditional buildings.
- Maximum opportunity has been taken to retain the fully vaulted roof elements, allowing existing roof trusses to be visible and providing the same sense of internal volume.
- Few structural changes are necessary as most doors and windows use existing openings.
- The present buildings will accommodate garaging, bike and bin stores thus avoiding the need for any future ad hoc buildings.





### Services:

Mains water and electricity are understood to be available for connection on site or nearby. The existing farmhouse has been served by private septic tank drainage. The site is not understood to be served by mains gas or sewerage. The planning permission stipulates that foul drainage for the conversions is to be pumped to the mains sewer in the village and surface water discharged through a suitable sized Sustainable Drainage System.

### Foul Drainage Works & Reserved Rights

A foul drainage infrastructure for up to nine dwellings (including farmhouse) will be installed and connected to the mains drainage system by either the Developer of this site or Developer of the adjoining site, suitable for the approved scheme under planning permission reference P221395/F. The Vendor and their successors in title to the adjoining site expressly reserve the right to connect to, use, inspect, maintain, repair, and upgrade the foul drainage system installed, together with all necessary rights of access over the development site for these purposes.

### Planning:

The Local Planning Authority is Herefordshire Council. Planning Consent was granted on Wednesday 27<sup>th</sup> September 2023, a copy of the Decision Notice is contained within the available information pack. It has been registered with the Local Planning Authority that Development has commenced. The approval, reference **P221395/F**, enables the conversion of the traditional barns as part of a larger development scheme that includes permission on the adjoining site for four new build dwellings. The vendor and their successors in title reserve all necessary rights for the adjoining new build development to comply with the terms of the combined planning consent.

### Information Pack:

An 'Information Pack' has been prepared that provides detailed information on planning, services, drawings and other reports. Access to the Information Pack can be provided upon request.

### Local Authority & Public Utilities:

**Herefordshire Council**, Plough Lane, Hereford, HR4 0LE.

**Welsh Water Dwr Cymru**, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY.

**National Grid**, Vincent Carey Rd, Hereford, HR2 6LB.

### Boundaries:

The purchaser will be responsible for erecting and maintaining a pet and stockproof boundary around the site within three months of purchase.

### 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.

### 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.

### Money Laundering:

As a result of anti-money laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

### 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.

### Directions:

From Hereford take the A49 towards Ross on Wye, beyond Harewood End turn right onto the A4137 and after about three miles turn right to Llangarron. Pass through Llangarron towards Llangrove and after about 1.25 miles the property is on the corner to the turn to Llangrove.  
Postcode:HR9 6EZ  
What3Words: ///legend.armrests.club

### Viewing:

Strictly by appointment with the Agents.

**Peter Kirby** (07967 817274)

[p.kirby@sunderlands.co.uk](mailto:p.kirby@sunderlands.co.uk)

**Tara Boulton** (07824 552830)

[t.boulton@sunderlands.co.uk](mailto:t.boulton@sunderlands.co.uk)

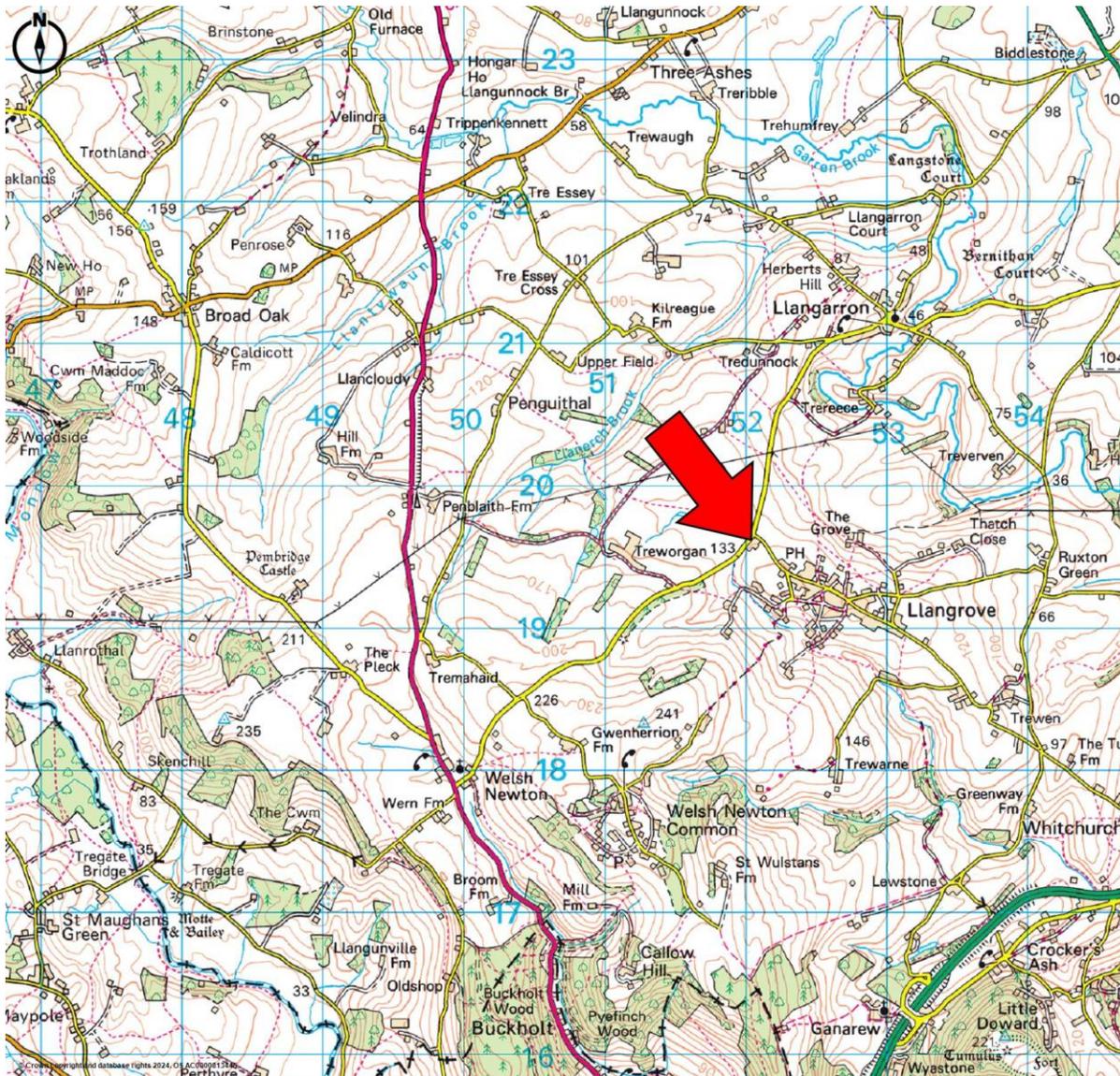
There is a separate sales brochure for the adjoining new build development.

### 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. You should not enter onto the first floor of Building 8 from the outside steps.

### 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 whatsoever in relation to the property.



Treduchan Farm  
Llangrove  
ROSS-ON-WYE  
HR9 6EZ

Energy rating

**G**

Valid until  
**13 December 2033**

Certificate number  
**9843-3933-9202-4267-1200**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>	<b>6 G</b>	

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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.