



TURNASTONE COURT FARM

Turnastone, Vowchurch, Hereford



A SUPERB FARM OF 238 ACRES SET IN THE GOLDEN VALLEY

For sale as a whole or in three lots.

Tenure: Freehold

Services: Mains electricity and water to outbuildings and Rose Cottage. Drainage via septic tank that serves only Rose Cottage and is located in the cottage garden.

Local Authority: Herefordshire Council

Council Tax: Rose Cottage - Band D

Guide Price - As a whole - £2,700,000

Lot 1 - Rose Cottage, range of modern and traditional buildings with adjoining land - about 52.5 acres in total - Guide Price £1,000,000

Lot 2 - Long Meadow - approx 25 acres of level meadow with good road access - Guide Price £250,000

Lot 3 - a block of 161 acres of farmland that includes pasture, orchard and woodland with good road access - Guide price - £1,450,000

Agents note: For sale by informal tender as a whole or in a combination of lots.

Tenders to be submitted in writing to the agents by 12 noon on Wednesday 1st July 2026.

Please contact agents to receive tender form.

LOCATION

Turnastone Court Farm occupies an enviable position within the celebrated Golden Valley, close to the charming villages of Vowchurch and Peterchurch in rural Herefordshire. This highly desirable area is admired for its rolling countryside, unspoilt farmland and dramatic backdrops toward the Black Mountains.

Despite its tranquil setting, the property is well placed for access to Hereford, providing comprehensive shopping, dining and cultural amenities, together with mainline rail services. The surrounding villages offer excellent local pubs and community facilities, while the area is renowned for its outdoor pursuits, including walking, riding and fishing. The location is particularly well regarded for education, with a strong selection of both state and independent schools nearby.

Distances:

Hereford 12 miles, Peterchurch 2 miles. Hay on Wye 12 miles, Abergavenny 19 miles, Monmouth 22 Miles. (Distances and time approximate).

Directions (HR2 0RA):

From Hereford take the A465 south before turning onto the B4348 and staying on this road until taking the left-hand turn into Vowchurch and Turnastone. The lots are spread throughout the village and identified by For Sale Boards.

What3words:

///locals.albatross.clreric



TURNASTONE COURT FARM

The Countryside Regeneration Trust (CRT) purchased Turnastone Court Farm in January 2003 to ensure that the wildlife-rich area would be protected. The ancient water meadow farm borders the River Dore and is a traditional grassland farm where cattle and sheep are reared on the rich pasture. Most of the land has not been ploughed for over 400 years, ensuring old species of native grasses are retained. The CRT has made the difficult decision to sell Turnastone Court Farm as part of an ongoing business strategy review to consolidate its extensive property portfolio, reduce operational costs and reinvest in its core nature friendly farms.

The Farm is offered for sale as a whole or in three lots. It will appeal to a broad number of buyers who are seeking a range of opportunities from lifestyle farming, carbon off setting opportunities and extending their existing farming operation.

The land is being sold free of any schemes and there are no overage provisions on the land or buildings.

The land ranges from Grade 1 to Grade 3 across the farm according to the Agricultural Land Classification Map West Midlands Region (ALC004). Please refer to plans for details.

There are a number of footpaths and bridleways that cross the land, and these are clearly defined on the plans that accompany these particulars.

LOT 1 – TURNASTONE COURT FARM INCLUDING FARMYARD, LAND AND ROSE COTTAGE – APPROX. 52.5 ACRES.

The Farmyard

The core of the farm with two traditional barns predominately built of local stone with later brick additions and lean too along with a further range of modern barns including portal frame and Dutch barn with lean to with gates leading from the yard onto the adjoining fields. The traditional buildings on this site are Grade II listed.

Rose Cottage

A Grade II listed cottage that sits in large gardens that wrap around the property and adjoins the farmyard. On the ground floor entered via a boot room with Shower room / WC off are a fitted kitchen / breakfast room, dining room and sitting room with wood burning stove. On the first floor are two double bedrooms and a bathroom are off the large landing. The property has oil fired central heating and is currently occupied under licence to tenants, but vacant possession will be given on completion. Gated access of the lane provides parking space within the garden and subject to planning and listed building consent there is space for garaging to be built.

The Land

About 50 acres level meadows with the Slough Brook running through. Well fenced and having gated access on to the road and also separate direct access into the yard.



Approx. Gross Internal Floor Area
Main House = 1259 sq. ft / 117.06 sq. m



Approx. Gross Internal Floor Area
Barns = 11525 sq. ft / 1070.80 sq. m
Outbuilding = 5409 sq. ft / 502.65 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





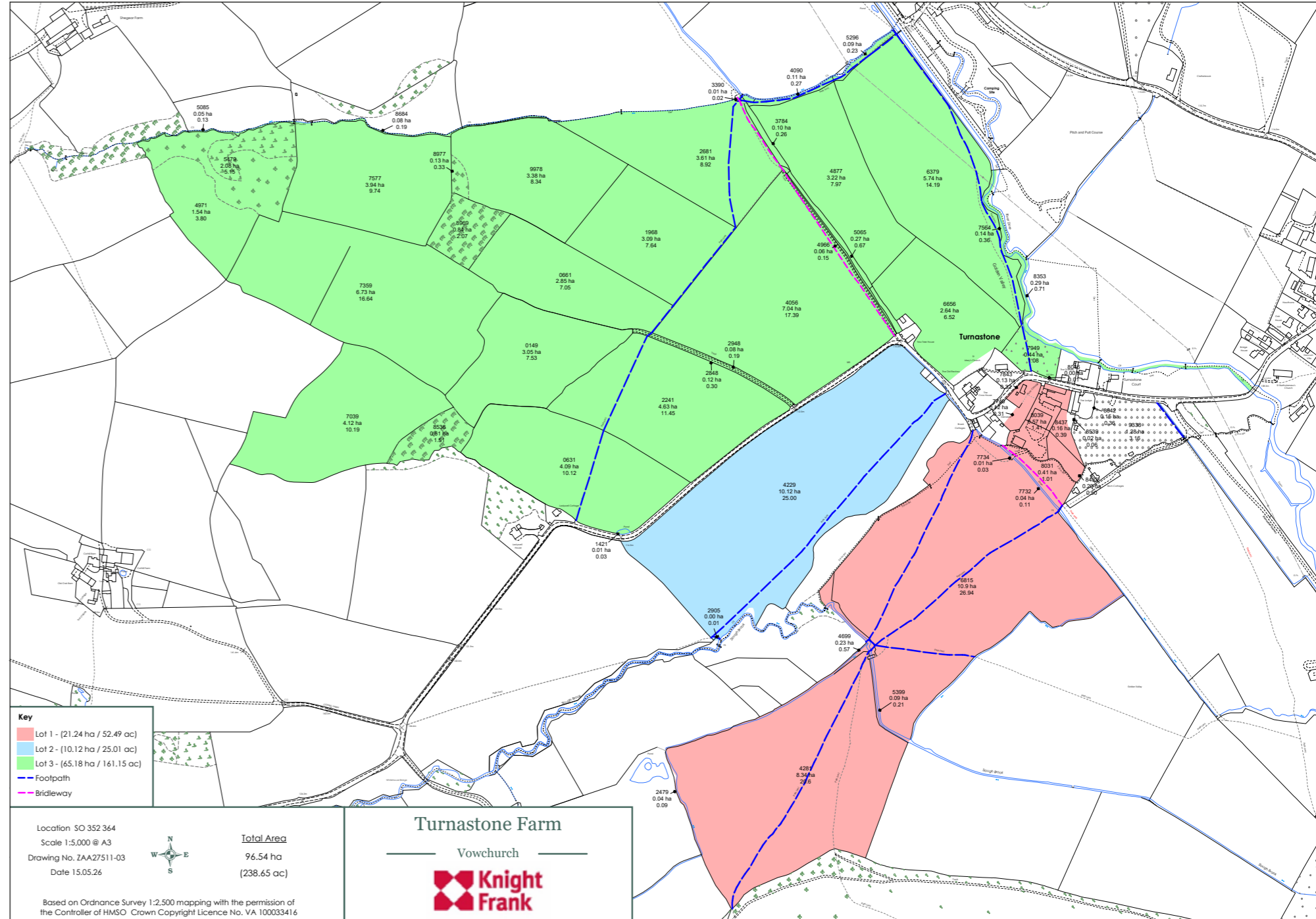
LOT 2 – LONG FIELD – APPROX. 25 ACRES.

Extending to 25 acres, this is a level field bordered in part by the stream that runs through having gated access onto the lane.



LOT 3 – LAND TO THE WEST OF VILLAGE – APPROX. 161 ACRES.

Extending to 161 acres, this parcel of land includes meadows, woodland and orchard and is being sold in one block. It is bordered in part by the River Dore and has good, gated access onto the lane at various points.



We would be delighted
to tell you more.

Kevin Boulton
07932 557520
kevin.boulton@knightfrank.com

Hereford
The Rickyard,
Hereford, HR1 3SJ

Christopher Dewe
07917 836331
christopher.dewe@knightfrank.com

National Farms and Estates
55 Baker Street
London, W1U 8AN

[knightfrank.co.uk](https://www.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 May 2026. Photographs and videos dated April 2026. All information is correct 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