



# Hildersley Farmhouse

Hildersley, Hereford  
HR9 7NW



# Hildersley Farmhouse, Hildersley, Herefordshire HR9 7NW

**A substantial detached period Farmhouse in a convenient rural location. There are a range of traditional outbuildings with lapsed planning consent for conversion to residential use for up to 6 residential units. About 3 acres.**

Hildersley Farmhouse is conveniently situated on the outskirts of Ross-on-Wye about ½ mile from the town centre with easy access to Gloucester (16 miles) and the M50 motorway (jct3) less than 2 miles away providing access to the Midlands and South Wales.

The original Farmhouse is constructed of stone and believed to date from the 18th Century and provides expansive accommodation (over 4,000 sq ft). The majority of the windows are double-glazed and there is gas fired central heating together with a variety of period features. The main house is accessed via a part tree-lined driveway.

The whole stands in approximately 3 acres of gardens and grounds which lie primarily to the front (northern side) of the house and further grassed area to the western boundary, which may be suitable for residential development (subject to planning permission) see Agents note 3. There is also a well-established pond and numerous ornamental shrubs.

**The property** will appeal to a wide variety of purchasers, those purely looking for a development project but also to provide a lovely family home with associated buildings some of which could be changed for holiday use etc.

The whole is more particularly described as follows:-

## **Ground floor**

Original portcullis-style entrance porch door to

## **Reception hall**

Ornate Victorian tiled floor, impressive hardwood stair-case, radiator, door to

## **Extensive cellars**

With wine store, integral drying area, gas central heating boiler, light, power, external access.

## **Drawing room**

Open fire, Victorian tiled inset, painted slate surround, radiators, window to side, large window bay to frontgarden.

## **Dining room**

Feature fireplace, painted stone surround, oak flooring, 2 radiators, windows to 2 elevations.

## **Rear hall**

Cloaks cupboard, door to rear, china cupboard, large walk-in pantry with range of store cupboards, window, door to conservatory.

## **Farmhouse kitchen**

Fitted with range of oak-effect base and wall mounted units, worksurfaces and tiled splashbacks, central island station, sink unit, plumbing for dishwasher, tiled floor, radiator, pantry, window to front and to the Conservatory. Door to

## **Office**

Quarry tile floor, storage cupboards, window, radiator, door to

## **Lobby**

Wash hand basin, external door to courtyard, storeroom.

## **Conservatory**

Tiled floor, water tap, door to terrace and

## **Cloakroom**

Wash hand basin, WC, tiled floor.

## **First floor Landing**

Featuring semi-circular balustrades, windows to front and side.

## **Bedroom 2**

Fitted wardrobes, radiator and window to side.

## **Bedroom 3**

Storage cupboards, radiator and window to side.

## **Bedroom 4**

Fitted wardrobes, radiator and window to terrace. Inner landing Window.

**Cloakroom WC**, window.

## **Bedroom 1**

Exposed floorboards, built-in wardrobes, store cupboard, radiator, 2 windows to terrace and **en-suite shower room** tiled walls, boarded shower cubicle with mains fitment, screen, ladder-style towel radiator with electric override, wash hand basin, WC, extractor fan.

## **Bathroom**

Tiled floor, bath, shower with mains fitment, wash hand basin with cupboard under, cupboard housing hot water cylinder, radiator, extractor fan, window to terrace. Rear landing Staircase to Scullery.

## **Bedroom 5**

Feature fireplace, radiator, exposed floorboards.

## **Study/Bedroom 6**

Radiator, window to terrace.

## Outside

Adjoining the Farmhouse is the barn with flagstone floor, **Garage** again with flagstone floor, and **Workshop** over. **Former stables**.

The large front garden has a variety of mature trees, there is also a larger area between the two drives and both areas could be suitable for residential development (subject to planning - see Agents note 3). Immediately to the rear of the property is a raised terrace with stone retaining wall and extensive parking to the rear. About 3 acres.

## THE WORKER'S COTTAGE

Door to

**Breakfast room/entrance hall** Radiator, window, electric fuseboard.

## Kitchen

Sink unit, fitted units, plumbing for washing machine, extractor fan, 2 windows.

## Living room

Feature fireplace, radiator, 2 windows, doors to rear entrance hall and to Inner hall

**Bedroom 1** Radiator.

**Bedroom 2** Radiator.

## Rear entrance hall

Gas central heating boiler.

## Bathroom

Bath, wash hand basin, WC, radiator, extractor fan, window.

**OUTBUILDINGS-** There is an extensive range of traditional outbuildings with lapsed Planning Consent for conversion to residential units.

**To include:** The Crush, Calving Boxes, Hay Store, New Cattle Yard, Pig Pool, Potato Store and Old Cattle Yard.

## General information Services

Mains water, electricity, private drainage are connected. Telephone (subject to transfer regulations). Gas fired central heating..

## Outgoings

Council tax band 'F' - payable 2023/24  
Water and drainage - rates are payable.

## Tenure & possession

Freehold - vacant possession on completion.

## Agents notes

1. The Worker's Cottage is currently let on an Assured Short- hold tenancy. The tenants have indicated they would like to stay in residence if possible.
2. Units 7&8 have been developed and not part of the sale.
3. There will be an uplift clause on front and side gardens (as shown A and B on the plan online) for residential development for 25% of the increased value of the land as a result of planning being passed within 25 years. This relates to the land value and not the value of any completed dwellings.

## Planning Permission

Planning Permission was approved on 02.08.2019 (application no. 190543) for the Demolition of Two Farm Buildings, Division and Reversion to the Existing Farmhouse and Conversion of Remaining Farm Buildings Further plans and a copy of the planning consent are available at the Agent's office or alternatively can be accessed via the Herefordshire Council's Planning Portal quoting application no. 190543.

## Viewing

Strictly by appointment through Joint Agents, Flint & Cook, Hereford (01432) 355455 or Alder King, Gloucester 01452 623290

## Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

FC004163 August 2023





**Calving Boxes**



**Hay Store**



**The Crush**



**Old Cattle Yard**



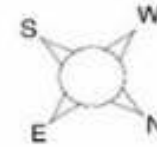
**Worker's Cottage**



**Pig Pool**



**Hildersley Farm, Ross-on-Wye**  
**Approximate Gross Internal Area**  
**Main House = 4331 Sq Ft/402 Sq M**



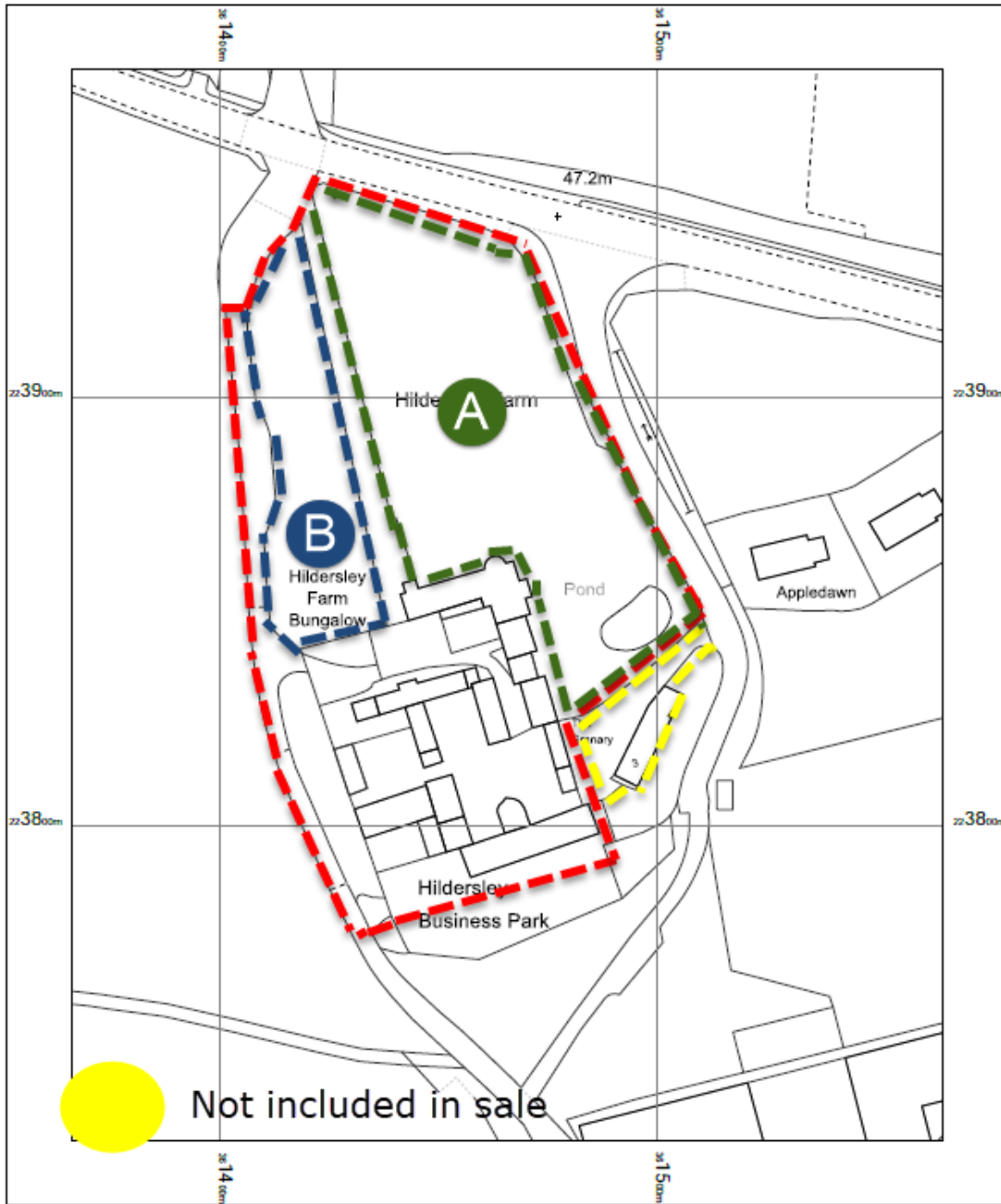
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

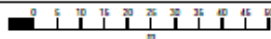
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Not included in sale



OS MasterMap 1250/2500/10000 scale  
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1:1250 scale print at A4, Centre: 361466 E, 223851 N

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