

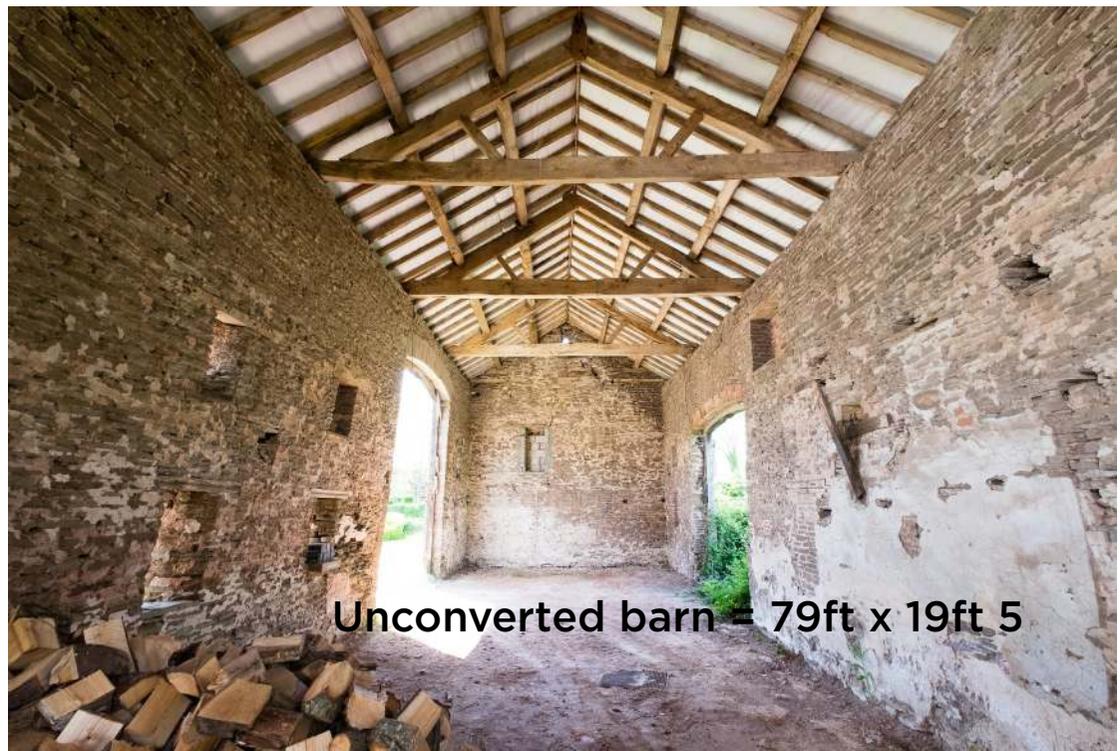


POOL FARM and CIDER HOUSE

Much Dewchurch HR2 8DL



A four in one opportunity!



Unconverted barn = 79ft x 19ft 5

Pool Farm & Cider House

Much Dewchurch

Herefordshire

HR2 8DL

An outstanding opportunity, for investors, developers or extended families, to purchase a large period farmhouse, together with a separate 2/3 bedroom converted barn and approved planning permission for two further three-bedroom barns arranged in a courtyard setting in the centre of this thriving Herefordshire village.

Situation and Description

Pool Farm lies in the centre of this popular village and is within easy walking distance of the local church, The Black Swan public house, and the highly regarded Steiner Academy. There are further facilities at the nearby villages of Wormelw, Allensmore and Much Birch, with extensive services at the cathedral city of Hereford, some 4 miles to the north east.

Pool Farm offers a rare and outstanding opportunity to purchase a large and adaptable former farmhouse which offers extensive living accommodation and retains much of its original character and charm. To the rear are large walled gardens, which are surprisingly private, and a range of traditional barns constructed of stone and brick elevations that form an attractive courtyard to the front of the property which have detailed planning for conversion into three separate dwellings. One of these has already been converted and offers very attractive 2/3 bedroom living accommodation, which would be ideal for an extended family or to provide an additional income if required.

Initially approached from the village road, Pool Farm has a large courtyard to the front providing extensive parking with a central stone turning circle. A pathway, leads into an entrance hall with quarry tiled floor and doors to both the front, rear and cellar. There is a dining room, a separate comfortable sitting room, as well as a large traditional farmhouse kitchen with an oil-fired Aga, large walk-in pantry and adjoining scullery. This is supported by a good-sized utility, cloakroom and large cold store or laundry room. A staircase at either end of the house provides access to first floor and six bedrooms, as well as a box room, landing, dressing room and two bathrooms.

There is extensive parking to the front along with large enclosed gardens to the rear which are laid predominately to lawn with mature cherry tree and separate access from Pool Meadow Close. There are further outbuildings and garden stores which offer further potential to create additional living space if required.

Services and Considerations

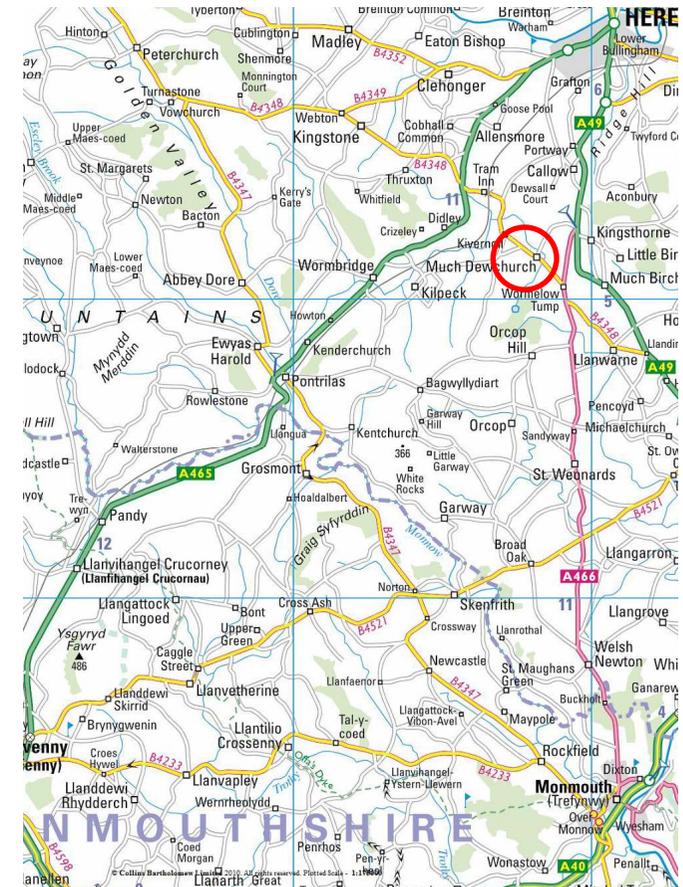
mains electricity, water and drainage, oil fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band D and D. EPC F and D. Tenure freehold.

Directions

From Hereford initially proceed in a southerly direction on the A49 towards Ross on Wye. Continue for approximately 3 miles before turning right onto the A466 to Monmouth and Wormelw. Continue into the village of Wormelw before turning first right onto the B4348 to Hay on Wye, Much Dewchurch and Kingstone. On reaching Much Dewchurch, pass the village church and public house on the right, and the entrance to Pool Farm will be found on the right after a short distance.

Guide Price £850,000

Unconverted barn -
planning permission No. DS992408/F





With three excellent reception rooms and kitchen/breakfast room





Five good sized bedrooms and two spacious bathrooms



Pool Farm

Approx. 163.9 sq. metres (1764.1 sq. feet)



First Floor

Approx. 147.1 sq. metres (1583.3 sq. feet)



Total area: approx. 311.0 sq. metres (3347.4 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd
Plan produced using PlanUp.



The Cider House

To the front of the development is The Cider House which is a very comfortable converted traditional barn which also offers attractive living accommodation and retains much of its original character with exposed brickwork and timbers.

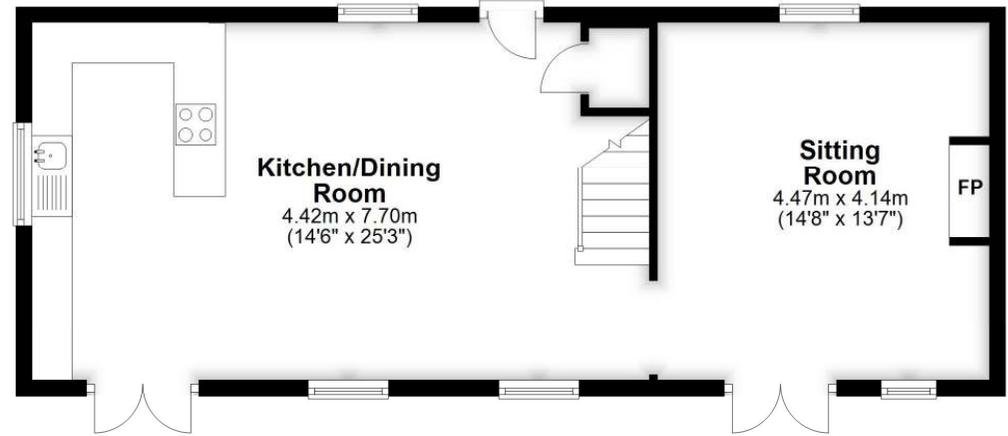
Double glazed doors lead into a sitting room with fireplace and wood burner with access to a very spacious kitchen/breakfast room which is well fitted and includes a tiled floor, and doors to outside. On the first floor there are vaulted ceilings, with bedroom one having an en suite shower room. Bedroom two is also a good size with a landing area providing study or bedroom space with a separate family bathroom. To the rear there are well-enclosed gardens surrounded by close-boarded fencing.



The Cider House then adjoins the remaining unconverted barn all, of which has detailed planning permission on No. DS9922408/F, originally granted on the 21st June 1999, which allows for the conversion of the Cider House and two further 3-bedroom dwellings with separate access from Pool Meadow. The remaining barn offer huge potential and would create two very attractive properties in their own right, which could be sold as individual dwellings or let out to create a valuable income.

The Cider Barn

Approx. 53.0 sq. metres (570.0 sq. feet)



The Cider Barn First Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



Total area: approx. 106.2 sq. metres (1143.4 sq. feet)

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Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

property@brightwells.com | 01432 343800 | brightwells.com

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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Est. 1846



In all,
0.72 of an
acre

