



Little Hope

Mordiford
Herefordshire
HR1 4LT





Little Hope



Oak Tree Barn



Annexe



Steel Framed Barn

Little Hope, Mordiford, Herefordshire HR1 4LT

Occupying a truly idyllic rural setting, a substantial detached Grade II Listed former farmhouse with adjoining annexe and a separate 3 bedroom barn conversion, large detached steel framed barn with light industrial use, and garden and grounds extending to approximately 2.3 acres.

A detached Grade II Listed former farmhouse in a glorious rural location, between the villages of Mordiford and Woolhope and in close proximity to Haugh Woods with lovely views particularly back towards Hereford City and The Black Mountains beyond and well placed for access to the Cathedral City of Hereford (6 miles) and the market towns of Ross-on-Wye (9 miles) and Ledbury (9 miles) with the M50 motorway links (junctions 2 & 3).

The original farmhouse has 5 bedrooms and extends to approximately 2900 sq. feet with oil central heating and an adjoining 1 bedroom annexe

Oak Tree Barn a self-contained 3 bedroom barn conversion in excellent order and with a separate oil-fired central heating system.

In the grounds there is a large steel framed modern barn which has light industrial use and has, for many years, been used for a motor mechanics business but would be suitable for a variety of other uses (subject to necessary planning consent). There are gardens and grounds which extend to approximately 2.3 acres.

Enclosed entrance porch with door to the

Entrance Hall

Radiator

Walk-in larder

With flagstone flooring, shelving and window.

Living Room

Period fireplace, 2 windows, door to the Conservatory, tiled floor and double doors to the garden.

Sitting Room

Fireplace and woodburning stove, radiator, window to the front.

Kitchen

With a solid fuel Rayburn, quarry tiled floor, storage units, electric oven, sink unit, 2 windows and door to the

Dining Room

Large brick recessed fireplace with wooden surround and woodburning stove, windows to front and side, door to Hall.

Scullery

With former bread oven, quarry tiled floor and oil central heating boiler and door to the rear.

A staircase leads from the Entrance Hall to the

First Floor Landing

Hatch to roof space, radiator and window to front.

Bedroom 1

Feature fireplace, radiator, window to front.

Bedroom 2

Radiator, window to side.

Bedroom 3

Radiator, windows to side and rear.

Bedroom 4

Radiator, window to rear.

Bathroom

Suite comprising corner bath, wash hand-basin and WC, extractor fan, radiator, window and airing cupboard with hot water cylinder.

Bedroom 5 (in need of some renovation)

Feature fireplace, window to front, Velux window to side and door to the EN-SUITE/DRESSING ROOM.

A door leads from the Scullery to the

Annexe

Comprising an entrance door to the Kitchen/Living Room with fitted base and wall units with worksurfaces, tiled splashbacks, sink unit, built-in electric oven, 4-ring hob and extractor hood, 2 radiators, windows to front and rear and door to the Rear Entrance Hall with tiled floor, understairs store cupboard, radiator, central heating thermostat and Downstairs Shower Room with tiled shower cubicle with mains fitment, wash handbasin and WC, radiator, tiled floor and window. A staircase then leads from the Living Room to the first floor landing with eaves storage cupboard and Bedroom with exposed timbers, store cupboard, radiator, wardrobe, window to rear and door to the En-suite Bathroom with white suite comprising a bath, wash hand-basin, WC, radiator, extractor fan, shaver light and point, window to front, Velux to rear.

Outside

The property is approached via a sweeping tarmac drive that leads to the rear of the property where there is an extensive parking and turning area. There are gardens adjoining both properties and then there is a pasture paddock within which there are numerous trees. There is a large steel framed barn which has an inspection pit, 3-phase electric and there is an office and a shower room with WC, wash hand-basin, plumbing for washing machine (extending to approximately 4000 sq. feet) and there is a first floor mezzanine storage area and a further adjoining lean-to store. There is a single storey traditional stone and brick former bull barn.

The whole extends to approximately 2.3 acres.

OAK TREE BARN

Stable door leads into the Entrance Hall

Radiator

Lounge

Stone fireplace with raised hearth and woodburning stove, radiator, 2 windows the front and an archway into the

Dining Room

With 2 radiators, window and door to rear and door into the

Kitchen

Fitted with pine base and wall mounted units, worksurfaces, tiled splashbacks, breakfast bar, built-in electric oven, 4-ring electric hob and extractor hood, 1½ bowl sink unit, radiator, window, downlighters, central heating thermostat, door to the Hall, stable door to the rear courtyard.

Utility Room

Sink unit with cupboards under, wall mounted units, worksurface, oil-fired central heating boiler, plumbing for washing machine and window.

Downstairs Cloakroom

Wash hand-basin, WC, radiator, window.

Staircase leads from the Entrance Hall to the

First Floor Landing

Radiator, window to the front, airing cupboard with radiator.

Bedroom 1

Fitted wardrobes, radiator, window to front

Bedroom 2

Radiator, 2 windows to the rear.

Bedroom 3

Radiator, window to rear, Velux window to side.

Bathroom

White suite comprising a bath with mixer tap and shower attachment, tiled surround, folding screen, wash hand-basin and WC, shaver point, extractor fan, store cupboard, Velux window.

Staircase leads from the first floor landing to a second floor landing and

Attic/Bedroom 4

Windows to front and rear, access to eaves storage, radiator.

Outside Oak Tree Barn

There is a patio courtyard with stone retaining wall and a stone storage building.



Plan not to scale for illustration purpose only







Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating to each property.

Outgoings

Little Hope & Oak Tree Barn are both Council tax band F - payable 2024/25 £3350.98 for each property.

Water rates are payable.

Agents Note

We are joint Agents with H J Pugh Ledbury, Hereford HR8 2LP - 01531 631122

Directions

From Hereford proceed towards Ledbury on the A438 and, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop into Mordiford and then, at The Moon Inn, fork left towards Woolhope and Haugh Woods. Continue for just over a mile and the entrance drive to the property is located on the right hand side.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

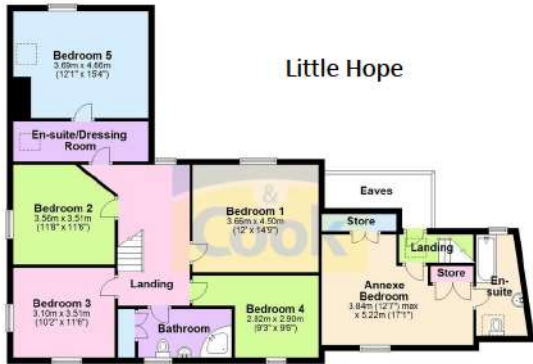
Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.





First Floor
Approx. 102.0 sq. metres (1022.1 sq. feet)



Total area: approx. 266.7 sq. metres (2871.0 sq. feet)

This plan is for illustrative purposes only. Plan produced using PlanIt.



Total area: approx. 417.1 sq. metres (4466.4 sq. feet)

This plan is for illustrative purposes only. Plan produced using PlanIt.



Ground Floor
Approx. 70.3 sq. metres (757.0 sq. feet)



First Floor
Approx. 70.0 sq. metres (753.5 sq. feet)

Oak Tree Barn



Second Floor
Approx. 30.9 sq. metres (337.3 sq. feet)

Total area: approx. 170.8 sq. metres (1838.3 sq. feet)

This plan is for illustrative purposes only. Plan produced using PlanIt.





These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.