



# Home Farm

Belmont  
Hereford  
HR2 9RX









# Home Farm, Belmont, Hereford HR2 9RX

## A substantial detached period farmhouse and grounds with planning consent for 8 dwellings incorporating existing traditional barns and new builds.

Home Farm occupies a prominent location on the A465 towards Abergavenny, on the outskirts of Hereford and adjoining a substantial housing development approximately 2 miles from the city centre.

Local amenities include a supermarket and petrol station, doctor's surgery, community centre, bus service, Belmont Abbey and the river Wye.

Home Farm itself is an imposing period property with spacious accommodation (approximately 3,800 sq feet) providing 4 bedrooms, 3 reception rooms and having gas central heating and would benefit from a degree of updating. There is an adjoining 1 bedroom annexe known as "The Cottage".

Within the grounds there are two substantial Grade II listed barns which have planning consent for conversion into four dwellings.

In addition, planning consent has been passed for the construction of four new build dwellings which will comprise a courtyard of three properties and a detached bungalow.

### Planning Permission

**Detailed planning permission was passed on the 12/02/2025 (application number 240590). All plans are available on the Herefordshire Planning Portal.**

### **Entrance Hall**

With tiled floor

### **Lounge**

With open fire and tiled surround, 3 windows, storage cupboard with bookshelves over, radiator and door to the

### **Inner Hall**

With feature well, tiled floor, storage cupboard, staircase leading up, radiator, door to the rear entrance porch and door to the cellar

### **Utility Room**

Access via a staircase to the

### **Studio Room**

Radiator and 2 windows – ideal for conversion to a games room or similar.

### **Boiler Room**

With former fireplace, hot water cylinder, gas central heating boiler.

### **Living Room (originally 2 rooms)**

With a raised open fire with stone surround and feature inset fireplace, radiator, bay window with shutters and 2 further windows to the front.

### **Dining Room**

Tiled floor, fireplace with stone surround, radiator, part wood panelled walls, 3 windows and door to the

### **Kitchen**

With storage units, tiled floor, radiator, double sink unit, space and plumbing for a dishwasher, 2 windows.

### **First Floor Landing**

With 2 windows, radiator, access hatch to the roof space.

### **Bedroom 1**

Former fireplace, radiator, 2 windows to the front.

### **Bedroom 2**

Former fireplace, radiator, 2 windows to the front.

### **Bedroom 3**

Former fireplace, wardrobe, 2 eaves storage cupboards, radiator, 2 window to the front.

### **Inner Landing**

### **Shower Room**

Double width shower with electric fitment, wash hand basin with storage under, WC, radiator, extractor fan, window.

#### **Bedroom 4**

With feature fireplace, radiator, 2 windows, door with steps down to the

#### **Dressing Room**

With 2 windows, radiator and door to the

#### **En-suite**

With electric and water connected, radiator and window.

To the rear of the property there is an enclosed courtyard with access to the boiler room, storage shed, WC and storeroom.

Adjoining the property and with separate external access is

### **HOME FARM FLAT**

#### **Entrance Hall**

With tiled floor

#### **Kitchen**

With sink unit, cupboard with hot water cylinder, electric fuse board, windows.

#### **Bedroom**

#### **Bathroom**

With enamel bath, WC, window.

The property is approached via a splayed entrance with an iron gate leading to a tarmac driveway (also providing access to the nearby bungalow) and a further gate leads to a courtyard, parking and turning area.

There is a detached double carport with adjoining storerooms.

Lawned gardens lie to the front and side of the property interspersed with numerous ornamental shrubs and trees and enclosed by a stone boundary wall which has pedestrian access.

#### **Rear Courtyard**

Contains a Grade II Listed Stable Blocks / Coach House which is brick built with a first floor.

There is an adjoining stone granary (with Dutch barn to rear), a further rear courtyard with brick byre and 2 cattle sheds, a detached steel framed modern barn (to be demolished as part of planning consent) and the whole the whole extends to 1.5 acres.

#### **Services**

Mains water, electricity and gas are connected to the property with a private drainage system in place. It is understood that mains drainage is available for connection subject to infrastructure and connection charges

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#### **Viewings**

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

#### **Money Laundering Regulations**

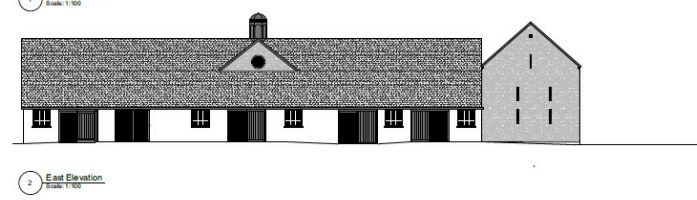
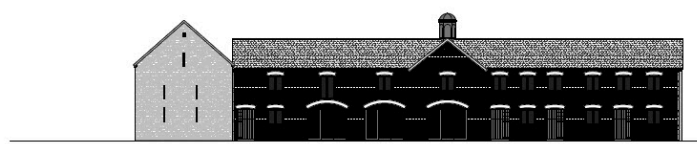
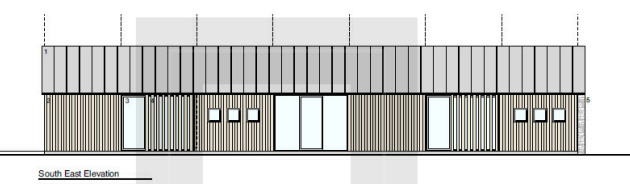
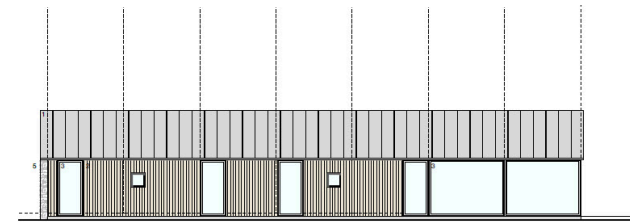
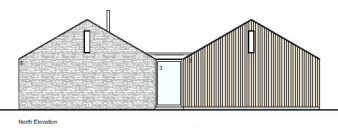
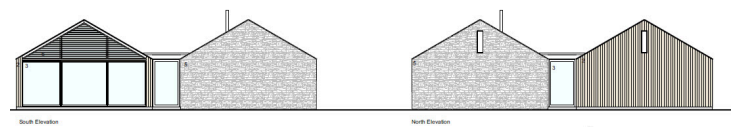
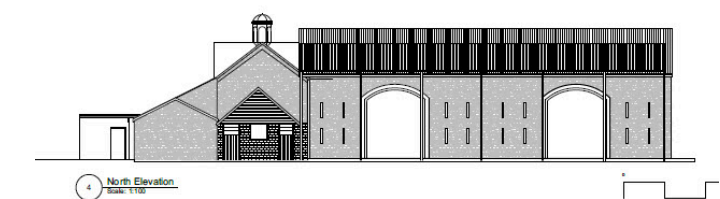
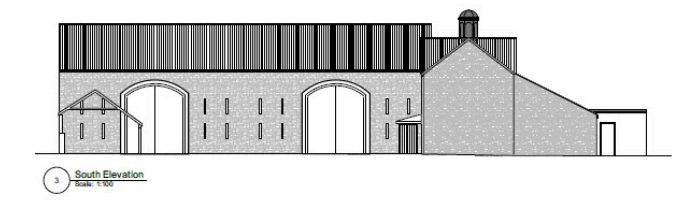
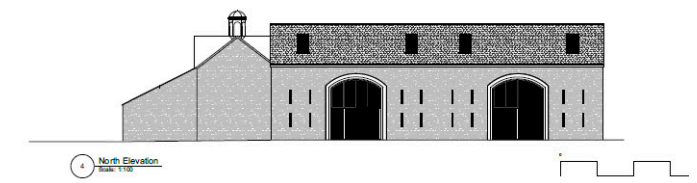
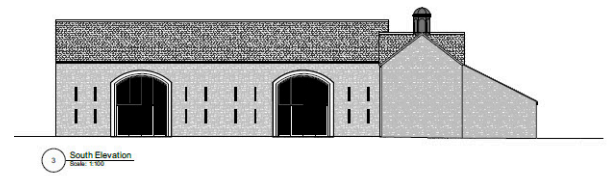
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.











**Ground Floor**  
Approx. 188.4 sq. metres (2027.6 sq. feet)



**First Floor**  
Approx. 153.8 sq. metres (1655.5 sq. feet)



Total area: approx. 355.7 sq. metres (3829.0 sq. feet)  
**Home Farm, Belmont, Hereford**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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