



The Hill Farm

Dinedor,
Hereford
HR2 6PD





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A detached former farm house in a glorious rural location with spectacular views, just 2.5 miles from the city, with 5 bedrooms, about 3095 square feet, detached double garage, gardens and sloping grounds extending to just over 10 acres.

A superb detached property which occupies an historic rural location, adjoining Dinedor Camp (former Iron-Age Hillfort and scheduled monument and community asset), elevated above Hereford with truly exceptional views towards May Hill and the Black Mountains, just 4 miles from the City centre.

Dinedor Camp is about 1/2 mile from the village of Dinedor where there is a church, village hall and the River Wye.

The original farmhouse has been significantly extended with a substantial architect designed extension and is approximately 3095 sq ft, and provides very versatile family accommodation, in excellent order with double-glazing, computer controlled central heating and detached double garage. The Hill Farm stands in just over 10 acres of mainly sloping gardens and grounds, which are naturalised to provide a haven for wildlife and largely overgrown with a range of shrubs and trees, there are several seating areas and a rooftop terrace to take advantage of the views.

We highly recommend an inspection of this property, which is more particularly described as follows:

The main front entrance is accessed via open-tread wooden steps leading to an entrance deck with railings.

Glazed entrance hall

Living Room

High ceilings with exposed feature timbering, stone and brick inglenook-style fireplace, feature-style bread oven, wood burning stove, log store, downlighters, circular window, window and double doors to the rear, 2 electric heaters, door to

Study

Electric heater, downlighters, wooden worktop in front of window, windows to side & rear.

Open-plan Kitchen/Dining Room

A lovely room with downlighters, kitchen area fitted with a range of ash-style base units with worksurfaces and splashbacks, built-in electric double oven, 1 1/2 bowl sink unit, built-in refrigerator, island station with 6-burner gas (LPG) hob, windows to rear, shoe cupboard, stable-style door to side.

The dining area has bamboo laminate flooring, 2 electric heaters, window to side, double doors to sun-deck.

Utility/Store Room

Plumbing for washing machine, space for freezer, tumble drier, etc, electric fuseboard, window to rear, Pantry with worksurfaces.

A door leads from the lounge to the First Floor Landing

Master Bedroom

Electric heater, window to side, downlighters wall light points, eaves storage cupboards, En-suite Shower Room having large shower cubicle with tiled walls, mains shower fitment, glass screen, wash hand basin with cupboard under, WC, extractor fan, ladder-style towel radiator, shaver point, wall mounted mirror.

A door leads from the landing to the

Loft Room/Studio

currently used as a workshop, but could be converted to provide additional bedroom/living space.

Walkway

Electric heater, door to terrace and access to side landing.

Cloakroom

WC, wash hand basin with cupboard under, electric heater, shaver light/point, window.

An open-tread staircase leads from the side landing down to the Lower Ground Floor

Hall

2 electric heaters, ceiling lighting, airing cupboard with hot water cylinder and shelving.

Bathroom

Bath, wash hand basin with cupboards and drawers under, WC, separate shower cubicle with mains fitment and glass screen, electric heater, shaver point, ladder-style radiator, window to side, double doors to garden.

Bedroom 2

High ceiling, electric heater, wall light points, 2 windows, double doors to garden.

Bedroom 3

Electric heater, wall light points, double doors to garden.

Bedroom 4

Electric heater, wall light points, double doors to garden.

Bedroom 5

Wall light points, electric heater, double doors to garden.

Outside

The Hill Farm is approached from Dinedor Camp, leading to a sweeping driveway flanked by grassed areas with various trees, and there is a parking and turning area with paved parking area and the Double Garage with folding wooden doors, light, power, fuseboard, window and door to rear, and adjoining Workshop/Mower Store with personal door and 2 windows.

Gardens & Grounds

The property stands in approximately 10 acres of mature, sloping grounds stocked with an extensive range of shrubs and trees, some parts of which are overgrown and provide a haven for wildlife.

Immediately to the side and rear of the property is a lawned garden and a paved seating area, beyond the lawn is a sloping paddock/orchard with a variety of mixed fruit trees.

There is also a corrugate Pole Barn and large Garden Shed. Immediately to the rear of the property there is a retaining wall. Outside lights and water tap.

Services

Mains electricity and water are connected. Private drainage system. Electric heating. Solar panels.

Agents Note

There is a public footpath which goes across the property between the house and the garage.

Outgoings

Council tax band E payable 2024/25 £2836.22. Water rates are payable.

Viewing

By appointment through the Agent Flint & Cook (01432) 355455.

Directions

From Hereford proceed initially south on the A49 towards Ross-on-Wye and then, just past St Martin's Church, at the crossroads turn left towards Holme Lacy. Continue to the mini roundabout and take the 3rd exit into Hoarwithy Road. Continue through Green Crize and then turn left signposted Dinedor. Continue up the hill to the crossroads and turn left, signposted Dinedor Camp, then continue for about ¼ mile and turn right (by the footpath marker), continue along this road for about 300 yards passing the entrance to Fairview Cottage on the right, and Hill Farm is located at the end of the lane. What3words ///incensed.bumpy.smiling

Money Laundering Regulations

Potential purchasers are asked to provide identification, address verification and proof of funds at the time of making an offer.

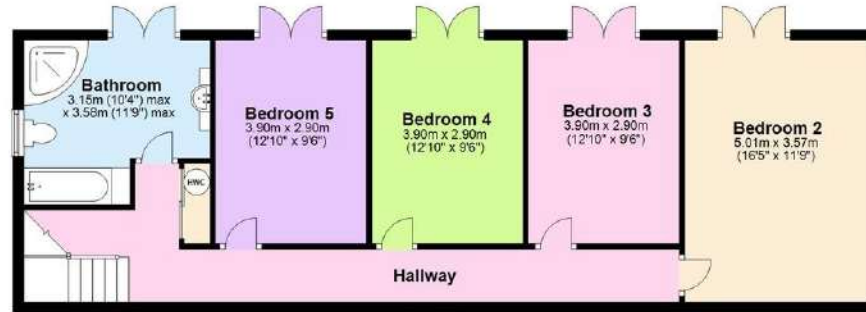






Ground Floor

Approx. 81.4 sq. metres (876.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

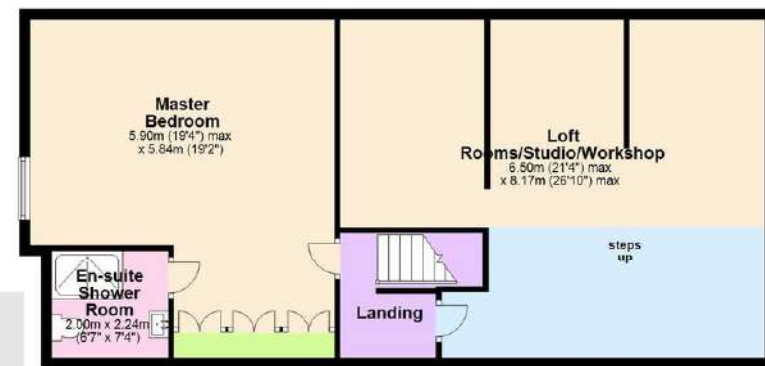
First Floor

Approx. 115.5 sq. metres (1243.2 sq. feet)



Second Floor

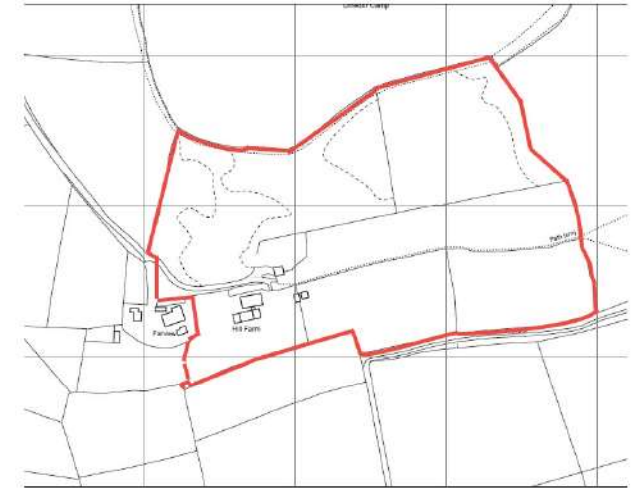
Approx. 90.7 sq. metres (975.8 sq. feet)



Total area: approx. 287.6 sq. metres (3095.3 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanU.

Hill Farm, Dinedor, Hereford



Plan not to scale for illustration purpose only



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