



Trehumfrey Farm, Llangarron,
Ross-on-Wye, Herefordshire, HR9 6NX

BK | Bruton
Knowles

Trehumfrey Farm

Llangarron

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A rare opportunity to purchase an unspoilt South Herefordshire farm extending to approximately 171 acres, comprising a four bedroom farmhouse, 2 x three bedroom detached bungalows, an extensive range of farm buildings, high quality arable land, pasture, a lake and a small wood.

The property is located to the west of Ross-on-Wye (8 miles) and Hereford (14 miles).

Guide Price £3,500,000

For Sale by Private Treaty as a Whole or in up to 5 Lots.

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale by The Executors of the late Mrs Josephine Ball, Trehumfrey Farm at Llangarron near Ross-on Wye. The sale offers buyers a rare opportunity to purchase an unspoilt mixed farm, with three dwellings, a substantial block of excellent quality arable land and a significant environmental and wildlife element.

Location

The property is situated in an attractive very rural location approximately eight miles west of Ross on Wye and fourteen miles south of Hereford. The property is situated about a mile to the west of the A4137 road, which connects into the A40 at Whitchurch to the south and thence to the M50 and wider motorway network at Ross. The M50 motorway is about 7 miles distant via the intervening lanes or 11 miles by main road.



Description

The farm is set in a very attractive location in open countryside with extensive rural views to the north west. The southern part of the farm is within its own ring fence including the houses and buildings, offering great privacy. This part of the farm is accessed by a good quality stoned farm drive from the public road.

The farmhouse is not listed. The property has oil fired central heating. The roof was re-slatted in the 1980s. With modernisation the house has great potential to create an attractive good sized family home, without being restricted by any listing requirements.

Lot 1 – Guide Price £650,000

Approximately 49.21 acres of arable and pastureland together with a small wood comprising mixed deciduous wood with a small homemade log cabin measuring 18ft by 10ft with a wood burner and veranda.

Four fields and the 10 acre Upper Heath Wood lie to the north of the public roads from Langstone Court to Tretire, and the lane to Biddlestone, thus offering good field access.

Lot 2 – Guide Price £1,100,000

On the south west boundary is approximately 70.83 acres of arable land together with a lake, smaller pond and surrounds extending to about 6 acres. In the past this has been used as a fly-fishing facility but has been undisturbed for the last 7 years. This offers the potential for angling related diversification, or to enjoy the wildlife and conservation aspects, with the possibility of an income from participating in environmental schemes.

Lot 3 – Guide Price £70,000

Approximately 4.80 acres of pastureland.

Lot 4 – Guide Price £450,000

The Bungalow is a detached late 1960s three bedroom brick and concrete tile roofed bungalow, located to the north of the farmhouse and farm buildings together with 10.74 acres of arable land. Currently let at a rent of £465 per month, vacant possession to be given on completion.

The accommodation comprises lounge, kitchen, bathroom and three bedrooms. Small gardens, a car port and parking area.

Lot 5 – Guide Price £1,500,000 (Farmhouse, Outbuildings and Barnfield)

Trehumfrey Farmhouse is a detached stone and slate roofed 3 storey house, dating back to the 1600s, and originally understood to have been a coaching inn. There are gardens to the sides and rear, the house is set above The Garren river and has attractive rural views across the permanent pasture that runs down to the riverside frontage. There are an extensive range of traditional stone and more modern steel framed buildings, Grade 2 and 3 arable and pastureland.

Ground Floor

Entrance hall, lounge with inglenook fireplace, dining room on east end with 3 feature stone walls and fireplace, kitchen with Aga and range of base units, back sitting room, utility, shower room and w/c, store.

1st Floor

Two double bedrooms, farm office/study, bathroom with bath and wash basin, separate w/c.

2nd Floor

Two double bedrooms. Steep narrow stairs to further small attic bedroom suitable for child. Large landing with water tanks, potential for conversion to further bedroom.

Barnfield is a detached late 1960s three bedroom extended brick and concrete tile roofed bungalow, located to the north of the farmhouse and farm buildings.

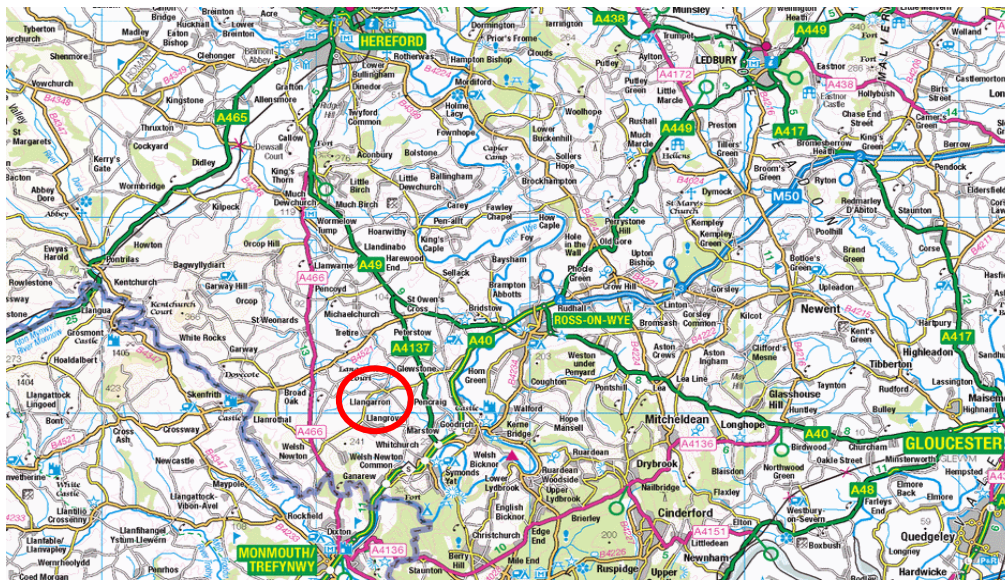
The accommodation comprises lounge, playroom, kitchen, utility, separate w/c, bathroom with bath, washbasin and w/c, and three bedrooms. There is a basic timber and glass conservatory on the front. The bungalow has gardens to front side and rear and a single timber garage to the rear. Heating is by electric storage heaters.







Approx. Gross Internal Floor Area
Main House = 2604 sq. ft / 242.03 sq. m
 FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only
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Outbuildings

The farm buildings comprise an extensive range of traditional and modern farm buildings to the north of the farmhouse. The farm was developed as a dairy unit in the 1980s by the Ball family, who constructed a range of steel framed buildings at that time on the west side of the farmyard. The buildings provide a useful opportunity for conversion to alternative uses (subject to necessary planning consents).

These more modern steel framed buildings comprise:

Building 1 - 6 bay deep cattle shed in three sections, designed for young stock, strawed yard and farm workshop. Concrete block and timber Yorkshire boarded walls, fibre cement roof, concrete floor. Measuring gross external area 90ft x 90ft.

Building 2 - Covered silage clamp 5 bays deep, 2 sections, concrete load bearing walls, partly open on 3 sides. (60ft x 75ft).

Building 3 - Maize clamp 1 bay covered rest open concrete (15ft x 30ft)

Building 4 - Timber cubicle shed (25ft x 75ft)

Building 5 - 2 bay 1990s Dutch Barn (30ft x 40ft)

Building 6 - Top Dutch Barn 4 bay with 2 bay lean-to (30ft x 60ft)

Building 7 - Newer 2 bay lean-to profile sheet clad (30ft x 30 ft.)

Approximate total area newer range 20,000 sq ft.

Traditional Buildings:-

Building 1 - Grade 2 Listed Stone barn with corrugated iron sheet roof. Central cart entrance, loft over part. Approximate gross internal area 1,360 sq ft

Building 2 - Stone brick corrugated iron roofed range fronting farm drive, part two storey.

Building 3 - Former milking parlour, grain store and beet pulp store. Loft over part.

Approximate gross external area ground floor 1,700 sq ft.

Stone and asbestos cement roofed garage and store building next to farmhouse.

Further range of earlier steel frame and corrugated iron clad ex cubicle and cattle sheds, 2 bay Dutch barn, various concrete block ex dairy and parlour buildings and pole barns in need of repair.

Land

The high quality arable land, which currently extends to around 110 acres, is a particular feature. Principally Grade 2, with smaller areas of Grade 1 and 3 land, it comprises easily worked well drained reddish loams of the Eardiston 1 soil type, with a long growing season. Crops recently grown include winter wheat, maize, oil seed rape and sugar beet. Potatoes have been grown in the past, but not in the last 20 years. A proportion of the pasture has also been ploughed in the past. The arable land is currently in oat stubble and thus available for spring cropping. There is underground pipework for irrigation from the Gamber Brook and for distribution of dirty water from the farmyard (neither have been used for a number of years).

Services

Mains water and electricity, drainage to an individual septic tank for each dwelling.

Wayleaves, Easements and Rights of Way

A public footpath runs from the public road southwards to cross the Garren river west of the buildings. A gas main crosses the farm north of the buildings from east to west.

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Stewardship Schemes

Part of the land is in a Higher Level Stewardship Agreement expiring on 30/09/28. The annual payment is £3,911.40. Further details are available from the agents.

Local Authority

Herefordshire Council

Council Tax

Farmhouse	Band E
The Bungalow	Band B
Barnfield Bungalow	Band B

EPC

Farmhouse	Energy Rating F
The Bungalow	Energy Rating F
Barnfield Bungalow	Energy Rating E

Viewings

Strictly by appointment only.

Tenure

Freehold with possession available to be given upon completion.

Method of Sale

This property is offered for sale as a whole or in up to 5 Lots by Private Treaty.

Directions

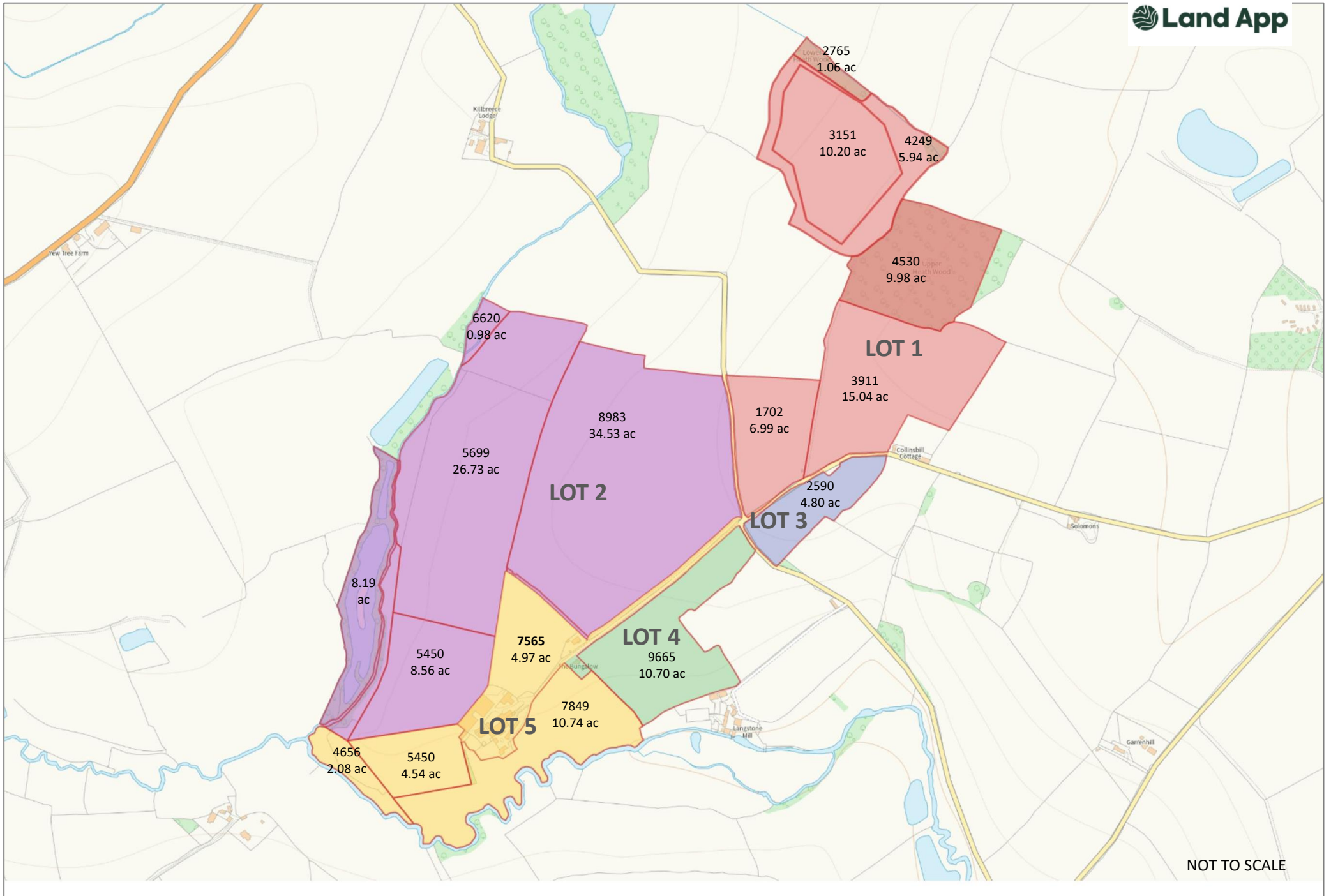
From Hereford, take the A49 road south for about 10 miles until the A4137 junction signed for Symmonds Yat and Monmouth. Take the A4137 for about 2 miles past St Owen's Cross, take the right turn for Biddlestone, Langstone and Llangarron. After about 300m take the right hand fork, follow this lane to the end until reaching the T junction, where the farm drive will be directly in front of you.

What 3 Words

///pinches.irritate.shrugging

Agent's Note

Both bungalows are assumed to have been built on agricultural planning restrictions, but no documentation is currently available.





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HEALTH AND SAFETY: Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the Owners of the property take responsibility for any injury however caused.