



Pitch Farm, Dilwyn, Hereford, Herefordshire, HR4 8JH

Offers Over £675,000

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property

Pitch Farm

Dilwyn, Hereford, HR4 8JH

A Grade II listed black and white 16th Century period detached country residence with a strong local historic connection, set on the outskirts of a lovely rural village within north Herefordshire, offering spacious 4 bedroomed accommodation with ample living space and wealth of character and charm throughout with excellent detached outbuildings, lovely mature gardens, tennis court and cherry orchards, all set within approximately 4 acres.

- Detached Period Farmhouse
- Grade II Listed
- Many Original Features Throughout
- Landscaped Gardens, Cherry Orchard, (Approx 5 Acres with Income)
- Range of Outbuildings with Planning, Workshop and Offices
- Farmhouse Kitchen, Conservatory with Panoramic Views
- Dining Room, Sitting Room, En-Suite Master Bedroom
- Easy Access to Leominster and Hereford and Surrounding Villages

Offers Over
£675,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

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www.bill-jackson.co.uk



Situation

Dilwyn is an attractive rural village lying amidst pretty North Herefordshire countryside, set along the black and white trail and offering facilities to include Primary School, Pub, Church and thriving local community. The market town of Leominster is close to hand offering a further range of amenities as well as Train Station, with the larger Cathedral City of Hereford 13 miles distance and offering an extensive range of recreational, leisure, school and college facilities.

Description

The property itself offers characterful accommodation set over three floors incorporating many original features including an impressive oak staircase, exposed timbering, flag floors and lovely views from the conservatory over the landscaped gardens and cherry orchard beyond (approximately 3 acres with Income).

The spacious reception hall makes for an ideal boot room with separate cloakroom leading into the main living space of the property. The heart of the home is set within the middle of the property incorporating the farmhouse kitchen/breakfast room and adjoining snug area. The kitchen is fitted with a traditional units, with aga pantry and space for appliances. There are two further large reception rooms one being a formal dining room and the other a sitting room. There has been a recent extension of an impressive garden room which enjoys views over the immaculate gardens and orchard beyond complete with two sets of French doors to the patio areas.

The period oak staircase leads to the first landing, where the master suite complete with bedroom, separate dressing area and ensuite bathroom can be found. Along with bedroom 2 and family shower room with airing cupboard.

A further staircase leads to the second floor with doors leading to bedrooms 3 and 4 and an additional bathroom with further storage cupboard.

Services

Oil fired central heating, mains water, electricity and private drainage

Council Tax

Herefordshire Council - Band E

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Directions

From Leominster, take the A44 (Brecon Road). Pass through the village of Monkland. The A44 joins the A4112 and just before the village of Dilwyn, Pitch Farm can be found on the left hand side.

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.



Gardens and Outbuildings

Outside a driveway leads around to the side of the property where there is ample parking and access to a substantial range of original timber outbuildings together with garages, storage, workshop, and offices having planning for residential letting and income potential. Please note there is a tenancy in place within one of the workshops for a further 2 year lease. Please ask for more information.

The gardens form an impressive feature to the property, with well maintained lawns, floral shrub borders, raised vegetable garden, pond and envious tree house. The patio area wraps around the side and front of the property to take advantage of the rural backdrop.

The 3 acre orchard is planted with 1000 cherry trees providing an established income to the current owners.

The grounds is also complete with an AstroTurf tennis court built to the LTA size specification.

July 2019

Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



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