



The Castle Farm

Ross-on-Wye, Herefordshire

A beautiful grassland farm with outstanding environmental features

The Castle Farm, Upton Bishop, Ross-on-Wye, Herefordshire, HR9 7UW

Upton Bishop 1 mile, Kempsey 2 miles, Dymock 4 miles, Ross-on-Wye 5 miles, Ledbury 9 miles, Hereford 16 miles, Gloucester 16 miles (direct trains to London Paddington from 105 minutes)

All distances and times are approximate

Features:

A six bedroom castellated farmhouse situated in an elevated position overlooking its own land

Separate one bedroom annexe known as The Green Room

Attractive gardens and grounds with an outdoor swimming pool and adjoining outbuildings

A range of modern agricultural buildings set away from the farmhouse with potential for alternative uses

Undulating and productive Grade 2 and 3 organic grassland in a ring fence

Ancient and broadleaf woodland

About 116.38 acres (47 ha)

As a whole





Situation

The Castle Farm is nestled in a very private and attractive location between the Herefordshire villages of Upton Bishop and Kempley. Ross-on-Wye the popular market town is located 5 miles to the south west of the farm and provides for all local amenities including supermarkets, coffee shops, schools, shops and pubs. More extensive amenities are available from the Cathedral cities of Hereford, which is just 16 miles away and Gloucester, 17 miles away. Junction 3 of the M50 is located 3 miles to the south of the farm and provides access to the M5 and wider transport network providing

fast access to the West Midlands, Bristol and South Wales. Hereford, Gloucester and Ledbury have mainline rail stations and nearby international airports include Birmingham, Cardiff and Bristol.

Sporting and Recreation

There are ample local recreational and sporting opportunities in the area. The Malvern Hills Area of Outstanding Natural Beauty is within easy reach and provides an array of activities from walking to equestrian. The Wye Valley, located to the west of The Castle Farm, provides further activities including walking and water sports. Cheltenham 24

miles to the east is home to the renowned Cheltenham Festival and other popular race meetings and Cheltenham Literary and Jazz festivals take place each year in the spa town. Worcester also has a well-known racecourse hosting national hunt racing and rugby fixtures are hosted at Gloucester all within easy reach of the farm.

Schools

There are a number of well-known schools in the area including Hereford Cathedral, The Elms, Kings Worcester, Malvern College and Kings School Gloucester to name a few.

The Castle Farm

A unique farm surrounded by its own land where careful organic management over the past 40 years has enhanced the traditional hay meadows, pasture and woodland to create a diverse and beautiful landscape rich in wildlife.

Situated in a private, rural location and approached via its own driveway The Castle Farm is an unspoilt farm which has been carefully nurtured by the current owner. The farm comprises a unique six-bedroom farmhouse, a one bedroom annexe, traditional outbuildings and modern farm buildings. Extending as a whole to approximately 116 acres of beautiful organic, gently rolling grassland and woodland with enviable views across to the Malvern Hills.

The Castle Farm is exceptionally rich in wildlife including some endangered species. The farm has been managed over many years to enhance biodiversity by careful habitat management and organic farming.

There may also be the opportunity to incorporate further sustainable and environmental features on the farm by entering into the current Countryside Stewardship Schemes (CSS). The farm already has many of the credentials needed as well providing the opportunity for carbon offsetting and rewilding.

Castle Farmhouse

Castle Farmhouse is located at the end of the private farm drive, formerly an agricultural barn and converted by the current owner in 1984 incorporating part of the original features, the house has a castellated exterior adding to the charm. Predominately of stone construction the property is unlisted and sits in the centre of its own land.

The historic and impressive front door leads into the entrance hall which has original flagstone flooring and provides access to; the attractive farmhouse kitchen with exposed beams and oil fired Aga with adjoining light and airy dining room with double doors to the garden. The great hall is an extremely light room with floor to ceiling windows in place of the former barn doors and striking stone fireplace. From the great hall is the south facing drawing room with sash windows looking out to the gardens and swimming pool. Completing the ground floor is a useful utility room, downstairs cloakroom, pantry, office and main office with a door to the courtyard garden.

On the first floor is; the south facing principal bedroom with an en suite bathroom, galleried landing looking over the great hall, four double bedrooms and two bathrooms. A secondary staircase accessed from a hallway adjacent to the entrance hall provides alternative access to the first floor. A second floor provides a large double bedroom with triple aspect windows.



**Floorplans for The Castle Farm, Upton Bishop,
Ross-on-Wye, Herefordshire, HR9 7UW**

Approximate Gross Internal Area*:
 House: 4,026 sq ft / 374 sq m
 The Green Room: 689 sq ft / 64 sq m
 Stables: 215 sq ft / 20 sq m
 Garden Stores: 75 sq ft / 7 sq m
 Library: 108 sq ft / 10 sq m
 Boiler Room: 86 sq ft / 8 sq m
 Potting Shed: 215 sq ft / 20 sq m
 Total: 5,414 sq ft / 503 sq m



Illustration for identification purposes only.
 Not to scale.

*As defined by RICS – Code of Measuring Practice.



The Green Room



The Green Room

An attractive single storey former farm building conversion known as the Green Room is located adjacent to the farmhouse. Benefitting from a utility room, kitchen/breakfast room, sitting room and double bedroom with en suite bathroom. Parking adjoins the annexe with access to the courtyard garden.

Outbuildings

A number of traditional outbuildings surround the courtyard. Adjoining the eastern elevation of the main office are two traditional stone built stables with stairs to a first floor store.

Forming part of the same building as the Green Room is a small library

and boiler room. There is a covered walkway providing access to the outdoor heated swimming pool area and potting shed.

Gardens and Grounds

The garden and grounds surround the farmhouse with views over the farmland. Located to the southern

elevation of the farmhouse is an outdoor swimming pool surrounded by lawn which leads down to the orchards. A courtyard garden is located between the farmhouse and the Green Room and is filled with roses and shrubs leading up to the farmhouse back door.

Gardens to the western elevation of the house can be accessed from the great hall and dining room. With brick paths surrounding flower beds and bordered by espalier apple trees and brick steps leading up to an archway providing access to the adjoining meadow behind traditional wrought iron fencing.



Farm buildings

Two sets of farm buildings are located on either side of the main electric farm gates and comprise a 4 x bay open fronted storage building with one fully enclosed bay with steel doors, a 6 x bay modern open fronted timber framed building with internal partitions and adjoining concrete yard and a 2 x bay timber framed livestock/ storage building.

The buildings are currently used for storage and livestock handling/ housing however could be utilised for equestrian purposes or alternative uses with the correct permissions.

The Farmland

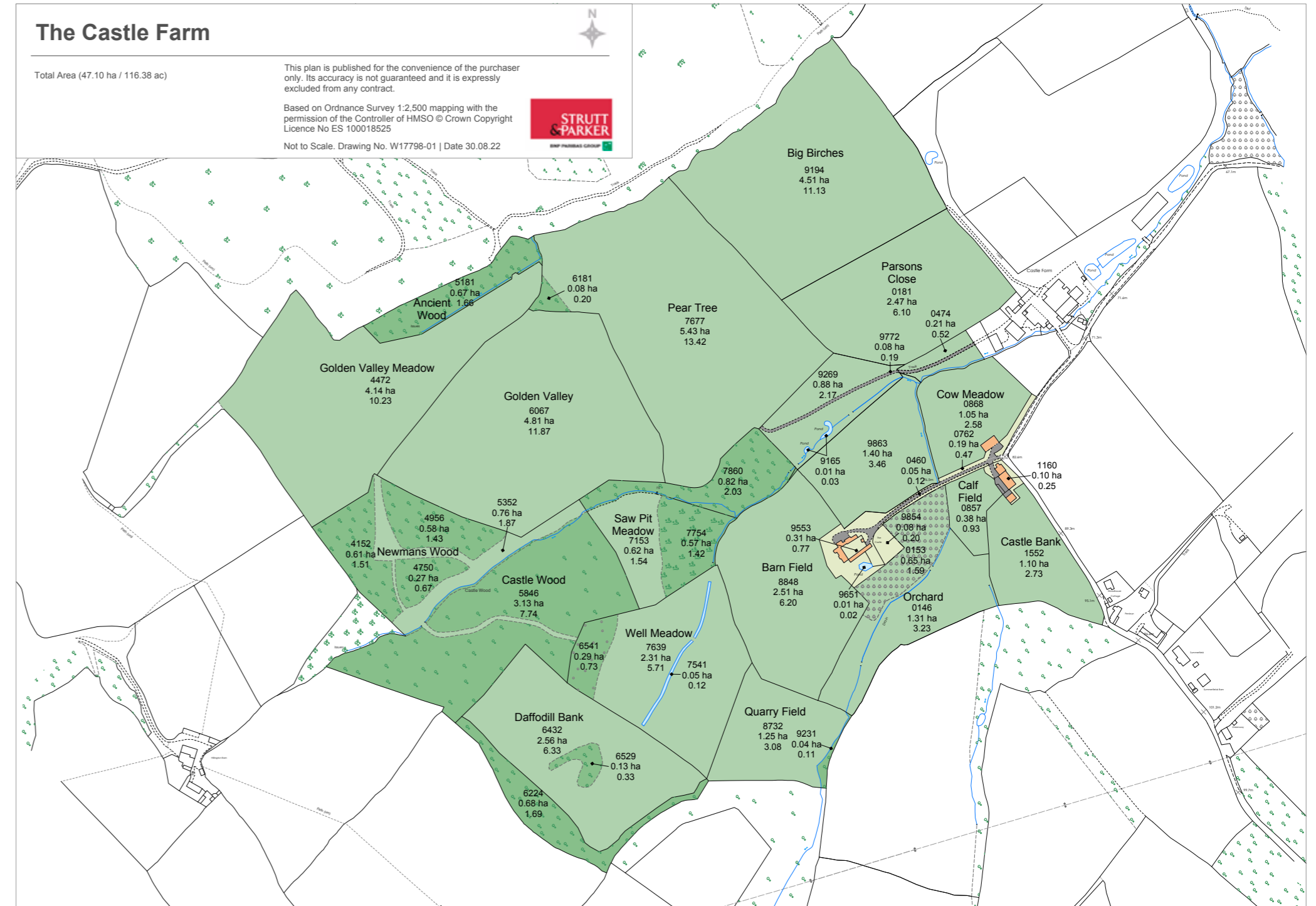
The land at The Castle Farm surrounds the farmhouse and comprises productive Grade 2 and 3 attractive and gently rolling organic grassland extending to approximately 89 acres. The land has been very well managed by the current owner who has impressively enhanced the grassland to the diverse and species rich mixed grassland seen at the farm today. The land is currently grazed during the summer months on a short term grazing licence and has huge

potential in relation environmental and natural capital with opportunities to further enhance the landscape by including the land in stewardship incentives and funding opportunities. Ponds and small watercourses criss cross the farm and it is understood the land is home to one of the largest areas of wild daffodils in Herefordshire.

The land is bordered by mature hedgerows and woodland with various access points to the land. The main access is taken from the farm drive and adjacent to the farmhouse. All pasture fields are connected to the mains water supply with troughs located throughout.

Woodland

Totalling approximately 22 acres the woodland comprises attractive broadleaf and ancient woodland with notable veteran trees. The larger blocks of woodland are located to the centre and western boundary of the farm. Woodland rides intersect through parts of the woodland. To the south of the farmhouse and main drive is a Perry pear orchard totalling approximately 1.39 acres.



General

Method of sale: The Castle Farm is offered for sale as a whole by private treaty. Subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

Services: The Castle Farm is connected to mains water and electricity with oil fired central heating. Drainage is to a private septic tank. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

The farm buildings are connected to mains water and electricity with mains water connected to various troughs across the farmland.

EPCs and Council Tax

Property	EPC Band	Council Tax Band	2024/25 payment
Castle Farmhouse	E	F	£3,048.99

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Basic Payment: The entitlements to the Basic Payment are not included in the sale.

Schemes: The land is not currently entered into any scheme, however, the current owner is considering entering into a Sustainable Farming Incentive (SFI) agreement for more information on the scheme please speak with the vendor's agent.

Designations: The farm is located within a Nitrate Vulnerable Zone (NVZ).

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

Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

Fixtures and fittings: All items usually regarded as fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale.

Local authority Herefordshire Council (Herefordshire.gov.uk).

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Postcode: HR9 7UW.

Solicitors: Michelmores LLP, Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA.

OIEO: £2,850,000

Directions: Available upon request.

Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Cirencester 07826 672139.

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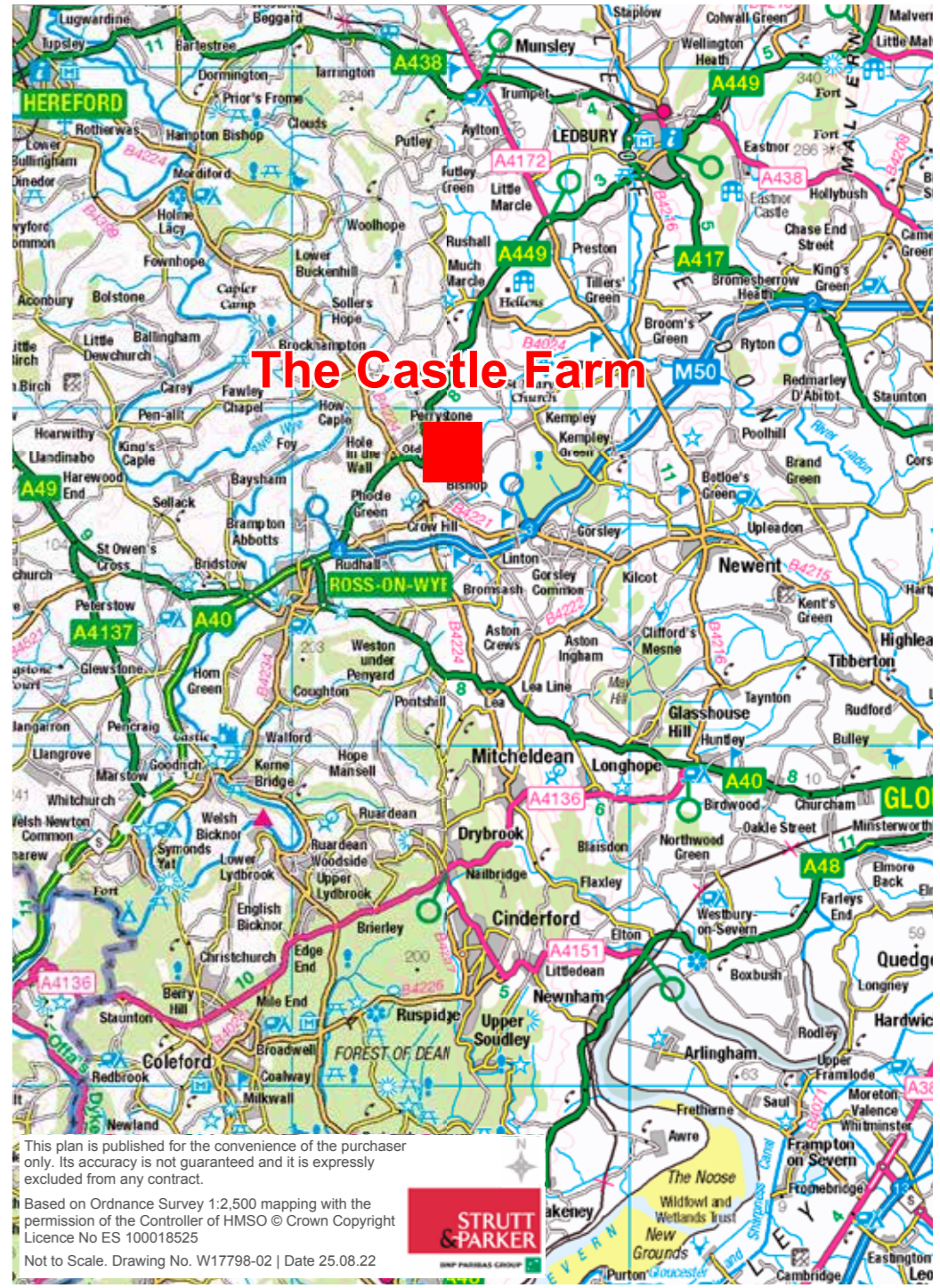
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