



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## ROUGHCAST FARM

HATFIELD, LEOMINSTER, HEREFORDSHIRE, HR6 0SF

GUIDE PRICE

**£525,000**



**A PERIOD FARMHOUSE FOR UPGRADING WITH FARM BUILDINGS WITH DEVELOPMENT POTENTIAL  
SET IN ABOUT 1.07 ACRES (TBV) OF EXTENSIVE GROUNDS  
SITUATED IN A QUIET RURAL VILLAGE AMIDST BEAUTIFUL COUNTRYSIDE.**

- FARMHOUSE KITCHEN
- THREE RECEPTION ROOMS
- THREE BEDROOMS & BATHROOM
- ATTACHED WORKSHOP/GALLERY
- LARGE LOFT SPACE ABOVE
- GARDENS AND GROUNDS WITH POOLS
- AMPLE PARKING SPACE
- TRADITIONAL OUTBUILDINGS
- PADDOCK AVAILABLE

### NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)





# ROUGHCAST FARM, HATFIELD, LEOMINSTER, HEREFORDSHIRE, HR6 0SF

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 6.5, Leominster – 7.5, Bromyard – 7.5, Ludlow – 14, Hereford – 18, Malvern – 19, Ledbury – 19.5, Worcester – 22, M5 Junction 7 – 25, Birmingham – 42.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 and after 1.4 miles on Oldwood Common turn left onto Bockleton Road signed Bockleton/Hatfield/Pudleston and after 4.3 miles at the crossroads turn right signed Hatfield/Leominster and after 0.7 mile the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Roughcast Farm is set back off the lane in the small rural village of Hatfield which is nestled within the stunning rolling farmland of North Herefordshire. The property is just a short drive away from the market towns of Tenbury Wells, Bromyard and Leominster which offer a variety of shops and services. The property is within the school catchment areas for Stoke Prior Primary School and Earl Mortimer College.

Roughcast Farm is a period farmhouse constructed of stone elevations under a clay tiled roof linked to a substantial attached barn formerly used as a framing workshop and gallery. The property is in need of complete modernisation and has the scope to form a very attractive and substantial family home, especially with the potential to incorporate the attached barn into the accommodation. There are also further traditional stone barns and a Dutch barn on site with some conversion potential subject to planning. The property is enveloped by mature large level gardens and there is an option to purchase adjoining pasture land by separate negotiation.

## ACCOMMODATION

The entrance hall opens into a dining room with adjacent cloakroom with hand basin and wc, and into the sitting room with an open fireplace with a stone surround, an oak housekeeper's cupboard and an oak windowseat, leading on through to the snug with woodburning stove, an opening through to the conservatory, and through to a timber lean-to log store with a door to outside. The farmhouse kitchen has a Rayburn Royal, a range of wooden base units incorporating a stainless steel sink/drainage and space for appliances, and leads through to a lean-to porch with a door to outside.

Stairs from the entrance hall rise up to the first floor landing. A double bedroom has a door leading through to a second double bedroom with a hand basin. There is a further bedroom with a hand basin and fitted wardrobe. The bathroom has a bath, pedestal basin, wc and airing cupboard housing the immersion tank.

A second lean-to porch provides access into the adjoining barn, with two store rooms, a workshop with a Belfast sink, and a cloakroom with a Belfast sink and wc on the ground floor, and steps leading up to a large loft with exposed timbers and providing huge scope for conversion.

## OUTSIDE

Roughcast Farm is approached by an in and out driveway with informal parking and turning areas. A paved area adjoins the farmhouse and the extensive level and mature grounds have the remains of a cartwheel wash pond and a second pond and the surrounding trees and shrubs provide a haven for wildlife and privacy for the property.

The farm buildings comprise of a steel framed Dutch barn and lean-to (45' x 40') and a traditional period stone and tile

roof building forming a cart house (16'1" x 14'8"), and tack room (15'2" x 10'7") with granary loft above (15'4" x 10'8" and 16'9" x 15'3") which provides some scope for conversion (subject to planning). There are two further sets of more dilapidated part stone and timber farm buildings requiring improvement. The whole extends to about 1.07 acres (tbv).

## ADDITIONAL LAND

An adjoining area of paddock may be available by negotiation – please contact the Agent for further information.

## RESTRICTIVE COVENANT

A restrictive covenant stating that there are to be no more than two dwellings on the site will be applied to the property.

## SERVICES

Mains water (unmetered) and electricity is connected.

Private drainage.

LPG to Rayburn.

## LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000

Council Tax Band D

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating G – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9598-1077-7272-3735-2994>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## VIEWING

By prior appointment with the Sole Agent: –

Nick Champion

16 Teme Street, Tenbury Wells, WR15 8BA

Tel: 01584 810555 E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

View all of our properties for sale and to let at:

**[www.nickchampion.co.uk](http://www.nickchampion.co.uk)**

Photographs taken on 4<sup>th</sup> September 2023

Particulars prepared September 2023.

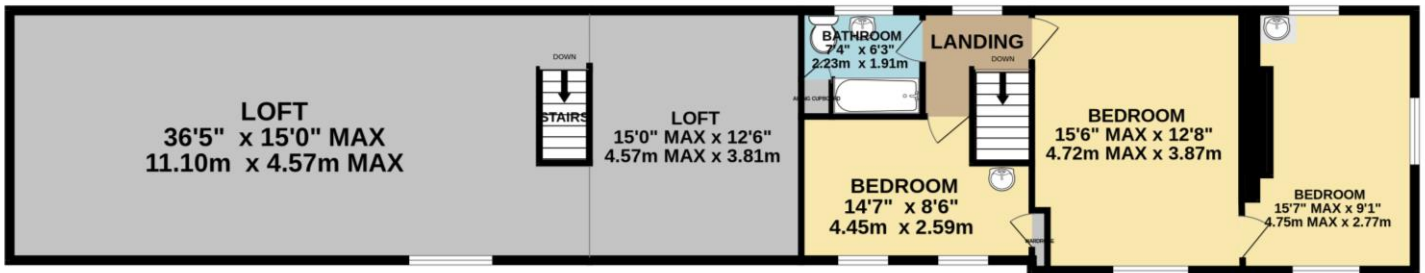
what3words: ///daredevil.cello.outermost



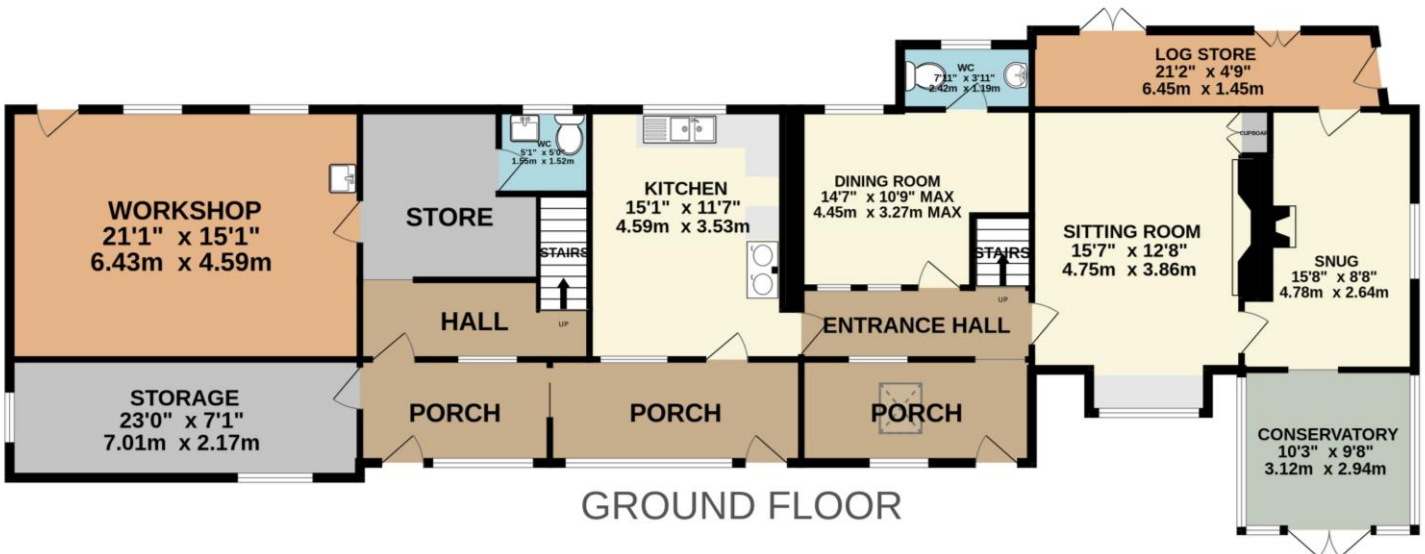








FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.