



WOOD STREET FARM

Allensmore HR2 9AH







# Wood Street Farm

Allensmore, Herefordshire HR2 9AH

---

Quietly situated and yet within easy striking distance of Hereford, a very pretty Grade II Listed Georgian fronted farmhouse with an excellent range of outbuildings and approximately 15 acres of land, ideal for equestrian or other uses.

---

Entrance porch | inner hall | reception hall | drawing room | sitting room | dining room | kitchen | garden room | utility room/study| Four good double bedrooms | en suite | family bathroom | dressing room/bedroom 5 | large attic space

Plus an excellent range of outbuildings including stables, hay barns, covered parking, garden storage and a separate stone and brick barn.

**Guide Price £945,000**



Wood Street Farm is very well positioned in south Herefordshire and lies on the edge of a small village on a separate no-through lane which serves just three other properties. Allensmore is made up of a mixture of traditional and modern houses, centred around a village church and hall. Within 2 miles is Locks Garage which includes a Post Office and offers a huge array of local goods and services, whilst the cathedral city of Hereford lies 3 miles to the north and provides an excellent range of both shopping and leisure facilities together with some excellent restaurants, The Courtyard Theatre and a main line train station. There are some excellent schools nearby, including Hereford Cathedral School, and to the south the thriving market towns of Abergavenny, Monmouth, Ross on Wye as well as the M50 motorway.

The house itself is very handsome and well-proportioned with a classic Georgian frontage and early half-timbered frame to the rear. The main accommodation is versatile and retains many original features yet benefits from a modern kitchen and the addition of a conservatory or garden room. There are an excellent range of outbuildings that offer scope for a variety of uses as well as a detached period brick and stone barn, which in our view offers some potential for conversion, subject to the necessary approvals but could create a holiday cottage or annexe.

The land extends to approximately 15 acres and is level and well fenced and would be ideal for equestrian use in our view.

On arrival, a canopy porch and front door lead into a light and bright reception hall with a stripped wooden floor and a period staircase rising to the first floor. The sitting room has a dual aspect as well as an open fireplace and is mirrored by a dining room with a high ceiling and period fireplace. There is a rear hall that provides access to an excellent drawing room with exposed timbering, fireplace with fitted wood burner as well as a large walk-in storage cupboard. The kitchen is well-appointed and forms the main hub of the house and has the all-important four-oven Aga, as well as granite and tiled working surfaces and an extensive range of cupboard space. The kitchen opens out to a lovely garden room that has plenty of light and space with double doors providing easy access to the large patio and garden; a lovely feature particularly in the summer. All of the ground floor rooms are supported by a large utility room/office with a door to the outside and a separate cloakroom.

On the first floor the master bedroom has plenty of space with a high ceiling and window to the front as well as fitted wardrobes and a decorative fireplace. Steps lead down to an en suite bathroom, which includes a free-standing roll top bath and a separate shower cubicle. There are further wardrobes providing plenty of hanging and storage space and three further double bedrooms, which all have an individual feel, and a separate family shower room and wc. A staircase continues to a second floor with a half landing and access to a single bedroom/dressing room and an enclosed staircase continues to an enclosed attic space which offers potential to provide further living space, if required and subject to the necessary approvals.

From a small country lane a tarmac driveway provides extensive parking and leads

to a range of buildings. These currently have a number of uses and are a mixture of period and portal frame barns. There is an office and some internal stabling, and the buildings and general layout creates an excellent opportunity to operate a business from home.

The gardens lie in the main to the front and side of the house and are laid predominately to lawn with a mature yew tree, some herbaceous borders and a small orchard. One of Wood Street Farms most attractive features is that the gardens and grounds surround the property on three sides, affording it both protection and privacy, something which is becoming increasingly rare.

In our view, this property offers an all too rare opportunity to purchase a well-balanced period house protected by its own land and yet within easy reach of facilities and road networks.



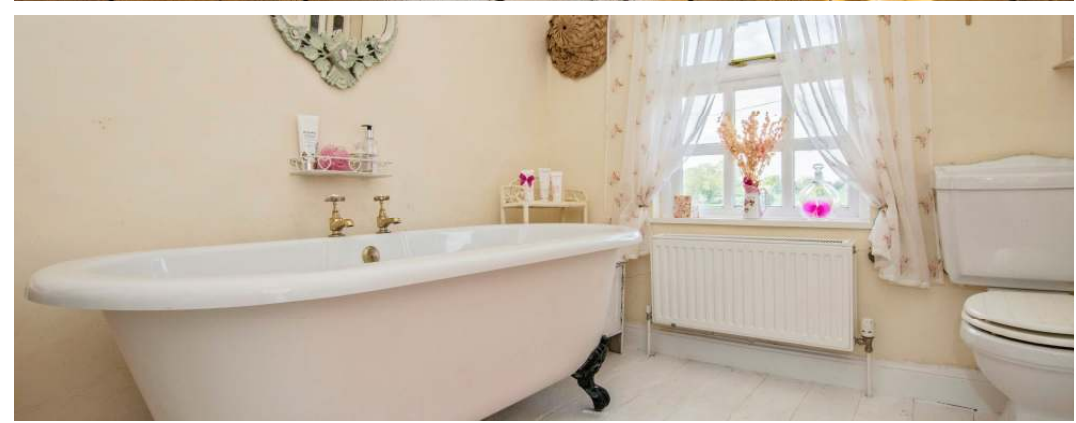
















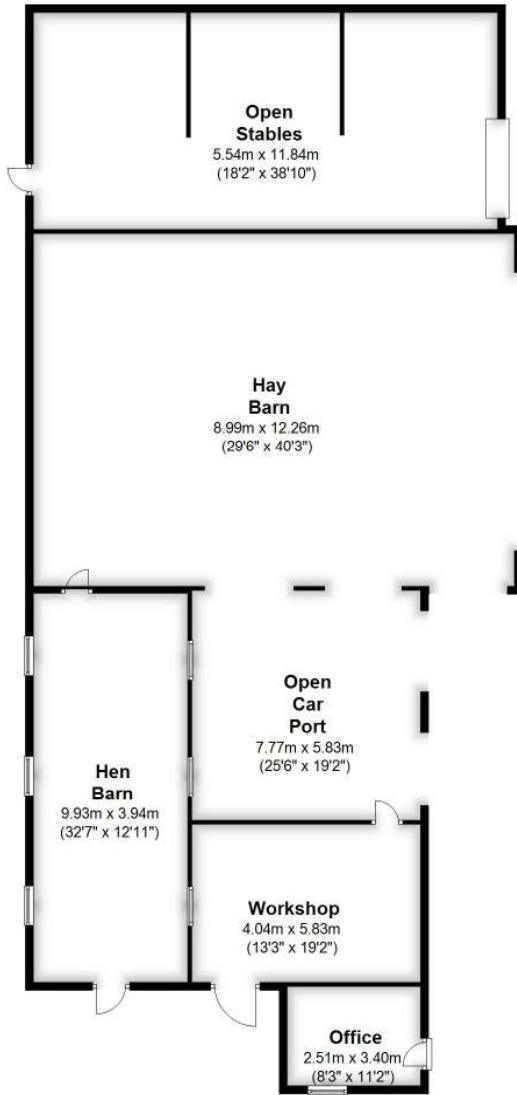
The Granary bedroom - bedroom 2



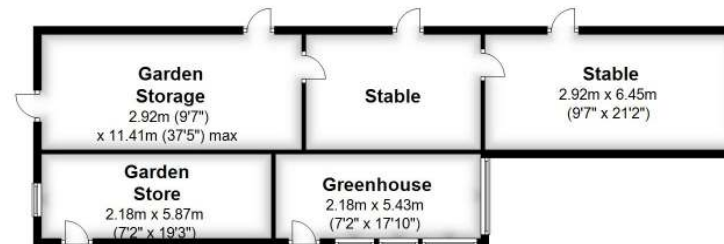
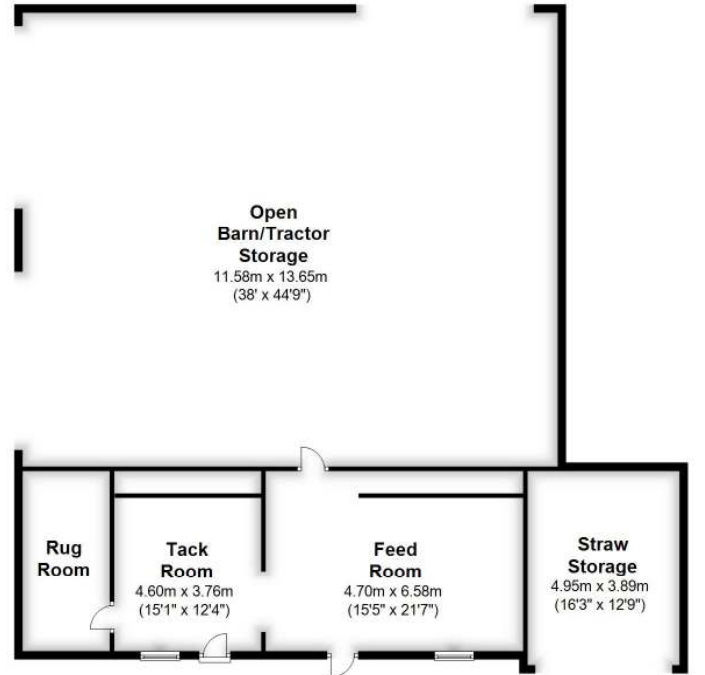
## Outbuildings

Approx. 630.4 sq. metres (6785.3 sq. feet)

Relationship of each outbuilding is for guidance and approximate to its neighbour.



Entrance porch for house





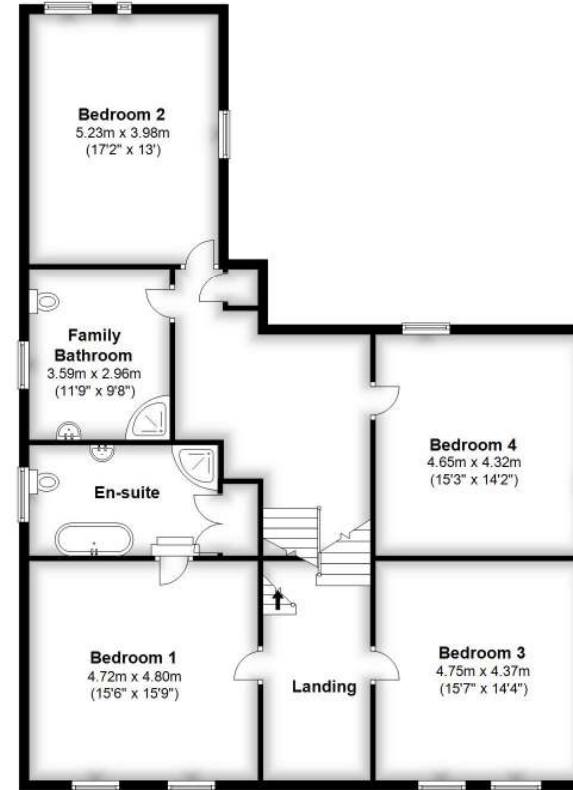
### Ground Floor

Approx. 150.8 sq. metres (1623.2 sq. feet)



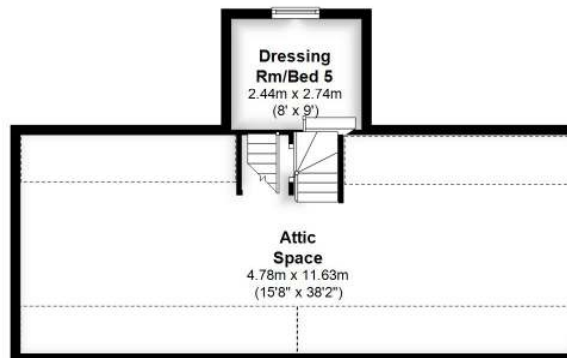
### First Floor

Approx. 136.3 sq. metres (1466.9 sq. feet)



### Second Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



Total area: approx. 349.5 sq. metres (3762.5 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Limited, Hereford.  
Plan produced using PlanUp.

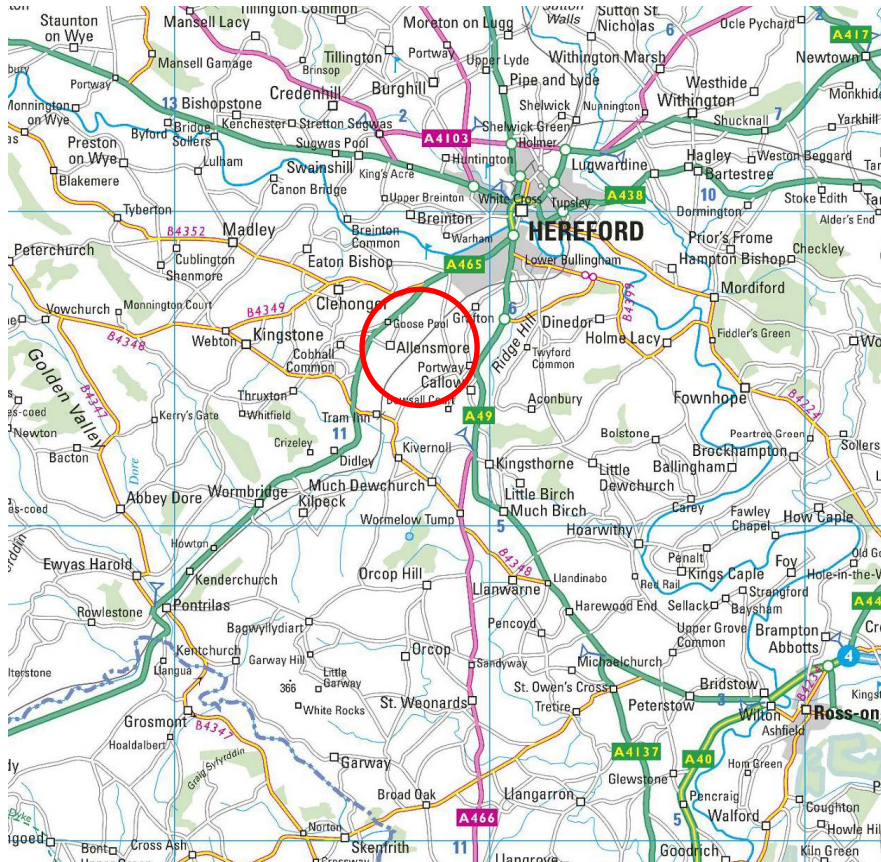


## Directions

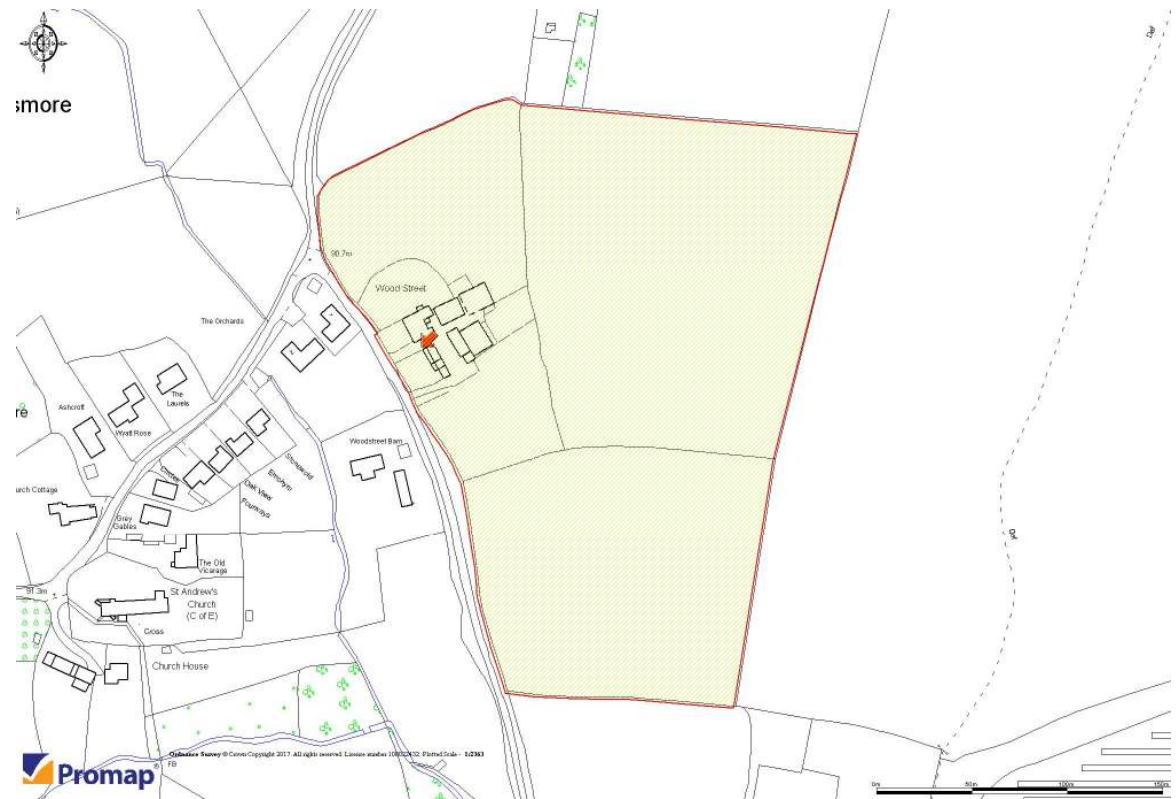
From Hereford proceed out on the A465 towards Abergavenny and continue out of the city, and after passing Tesco Superstore, continue for a further 1.5 miles. Take the first left signposted to Allensmore and continue for a further 0.5 of a mile before turning left again into a small unmarked lane. Wood Street Farm will be found after a short distance on the left-hand side.

## Services and Considerations

Mains electricity, mains water, oil fired central heating and private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax G. Tenure freehold. Broadband available.



14.830 acres



**Viewing:** Strictly through the agents:  
Brightwells, 46 Bridge Street, Hereford HR4 9DG  
[property@brightwells.com](mailto:property@brightwells.com) | 01432 343800 | [brightwells.com](http://brightwells.com)

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

# Brightwells

Est. 1846





Set in level  
grounds of  
just under 15  
acres

