












White House Farm

Deerfold, Birtley, Bucknell, Herefordshire

A unique property in a superb location with 27.82 acres and barns

An immaculate country farmhouse with indoor leisure complex and beautiful landscaped gardens, plus a three bedroom cottage.

 4-5 RECEPTION ROOMS	 4-7 BEDROOMS	 3-4 BATHROOMS
 COTTAGE BARN STABLES	 27.82 ACRES	 FREEHOLD
 RURAL	 TOTAL AREA 9,696 SQ FT	 GUIDE PRICE £1,750,000



The property

White House Farm was originally a 16th Century cottage which has been sympathetically extended and renovated over the years. It now offers more than 4,000 sq ft of accommodation and is an outstanding country home along with a detached three bedroom cottage, indoor swimming pool, gym, sauna and outbuildings. The bespoke carpentry is noteworthy along with period features such as beams, inglenooks and feature stone walls.

You are welcomed into a spacious flagstone-floored reception hall off which is a small family room/study with the original cast iron oven in place. The drawing room beyond is large and double aspect, enjoying views to the front and over the terrace at the rear. An exposed brick inglenook fireplace and woodburning stove are a focal point along with French doors leading out to the rear terrace. The sitting room has a stone-built feature fireplace and an inter-connecting library/dining room with bespoke shelving.

A generous kitchen with quarry tiled flooring, a range of wall and base units, an Aga, modern integrated appliances and space for a good-sized kitchen table. Off the kitchen there is a fitted through boot room with cloakroom and access to the vaulted contra flow swimming pool with changing room, sauna and shower. Two sets of French doors open onto the rear terrace and a neighbouring vaulted gym, also with French doors to the terrace.

On the first floor a generous and bright landing leads to the principal bedroom with feature fireplace, a cleverly concealed vaulted fitted dressing area with eaves storage and a vaulted en suite bathroom which has twin sinks and freestanding bath, three further double bedrooms and a family bathroom with bath and separate shower.







Outbuildings

The outbuildings are particularly impressive and attractive. Currently used as a carport and for secure garaging with workshops and store above, the barn is a large and valuable space. It is used as a carpentry workshop with extensive machinery which may be available by separate negotiation. The large agricultural buildings to the east of the property provide two four-bays, and one three-bay area with a gated paddock surrounding it. They could be used for livestock, machinery, garaging as all are secure and in good order.

Gardens and Land

White House Farm is approached up a private tree-lined driveway to an ample gravelled parking area. The property sits beautifully within its own land comprising almost 28 acres and there are beautiful views from every aspect. The immediate area surrounding the property has been beautifully landscaped to include areas laid to lawn with mature trees and herbaceous borders.

There is an orchard with a number of fruit trees, tiered planting areas, a pool with a waterfall and a patio area from where to fully appreciate the magnificent views on offer.

Hinds Cottage

Originally an old black and white barn, Hinds Cottage has been renovated and is presented to a high standard and measures 1,022 sq ft. It has a large sitting room with fireplace, kitchen with utility room, three bedrooms and a bathroom. It has a large lawned garden area and a great terrace to take in the stunning views. It faces away from the main home thereby giving privacy to both properties. The property is currently used by the family but had previously been a very successful holiday let.



Location

The property is situated in a rural hamlet in the Welsh Marches on the Shropshire/Herefordshire borders, near to the border with Wales and surrounded by beautiful rolling countryside. Wigmore has a church, village shops and primary and secondary schools, while Bucknell village has a shop, Post Office, pub and primary school. Knighton, Craven Arms, Leominster and Ludlow all offer more extensive market town amenities. Local sporting facilities include a wealth of walking, riding and cycling routes, several golf clubs and racing at both Ludlow and Hereford. Bucknell's train station (4.2 miles) connects to Craven Arms and Shrewsbury, and from there to central London, and the A49 links Shrewsbury in the north to Hereford in the south and gives access to the motorway network via the A5 and M54.



Cottage



Cottage



Cottage

Distances

- Birtley 1.2 miles
- Wigmore 2.6 miles
- Bucknell 4.5 miles
- Knighton 8.3 miles
- Craven Arms 11.4 miles
- Leominster 12.1 miles
- Ludlow 12.3 miles
- Shrewsbury 32.8 miles

Nearby Stations

- Bucknell
- Ludlow
- Leominster

Key Locations

- Stokesay Castle
- Land of Lost Content Museum
- Ludlow Castle
- Acton Scott Historic Working Farm
- Shropshire Hills Discovery Centre
- Clun Castle
- Offa's Dyke Path
- Mortimer Forest
- Ludlow Food Centre & Berrington Hall
- Shrewsbury Castle and Museum

Nearby Schools

- Lucton School
- Hereford Cathedral School
- Moor Park School







The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main house internal area 4,001 sq ft (372 sq m)
Cottage internal area 1,022 sq ft (95 sq m)
Garage building internal area 1,357 sq ft (126 sq m)
Outbuildings internal area 3,316 sq ft (308 sq m)
Total internal area 9,696 sq ft (901 sq m)
For identification purposes only.

Directions

Postcode SY7 0EF

what3words: ///learns.twinkled.medium

General

Local Authority: Herefordshire Council

Services: Mains electricity, oil fired central heating, private water and drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: House Band G. Cottage Band B

EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.

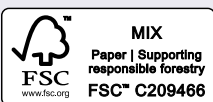
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