



New House Farm

Moccas, Hereford, Herefordshire

A charming Grade II listed house with splendid character features and enchanting gardens, in a peaceful rural setting

A delightful period house and barn conversion standing in 1.43 acres, with a wealth of charming accommodation and various period details. Set in an idyllic rural position just outside the small village of Moccas and close to the banks of the River Wye, it is surrounded by rolling Herefordshire countryside, yet within easy reach of Hay-on-Wye and bustling Hereford.



**3-4
RECEPTION
ROOMS**



**5-7
BEDROOMS**



**4-7
BATHROOMS**



**BARN &
OUTBUILDING**



1.43 ACRES



FREEHOLD



RURAL



4,209 SQ FT



**GUIDE PRICE
£1,250,000**



The property

New House Farm is an exceptional Grade II listed period house that is believed to date from the 16th century. It features timber framing with rendered infill and a splendid jettied first floor, while the adjoining barn has been incorporated to provide additional highly attractive accommodation.

The original house has two beautifully presented reception rooms to its ground floor, including the dual aspect drawing room in the original part of the house, with its heavy timber beams overhead, wooden floorboards and handsome brick-built fireplace, fitted with a woodburning stove. Next to the drawing room is the stunning garden room, which has been extended and includes panoramic, full-height windows and French doors opening to the delightful garden. The original house is connected to the 17th century stone and timber barn, by an original dairy that has now been converted into a long library with built in oak bookcases, and leads from the garden room to the kitchen. The kitchen has bespoke wooden units and an Aga, while the adjoining dining room

is separated by vertical timbers in a semi open-plan layout, and features a double-height ceiling with a galleried landing above, as well as French doors to the garden and a woodburning stove. There are two double bedrooms on the ground floor of the barn, both of which have en suite shower rooms. Upstairs, the galleried landing provides a spacious sitting area and leads to a mezzanine playroom/storage area, a shower room and one further double bedroom with a freestanding bathtub. The original house has the luxury principal bedroom to its first floor, with its wooden flooring, impressive fireplace and freestanding roll-top bathtub, as well as an en suite shower room. Stairs continue from the principal bedroom to a further bedroom on the second floor, which is ideal for use as a study.

The Granary is a detached outbuilding providing useful additional accommodation for guests or family members. It includes a fully equipped kitchen, a bathroom and two double bedrooms to its lower level, one of which is en suite. Upstairs there is a spacious drawing room in which to relax.



Outside

The property is accessed via a lane, which leads past orchards on both sides and to a parking area in front of the house, with access to The Granary. The gardens surrounding the house include a woodland garden, pond, plum walk, rolling south-facing lawns and meadows, a kitchen garden with raised beds and fruit trees, and a wealth of mature specimen trees, as well as paved and gravel terracing which is ideal for alfresco dining.

There is also an open-sided dutch barn at a right angle to the stone and timber barn, featuring extensive storage, a utility room and a shower room. The gardens and grounds extend to approximately 1.43 acres in total.

Location

Moccas is a small and picturesque rural village set amidst the unspoilt Herefordshire countryside, best known for its historic estate and the ancient parkland of Moccas Park, home to some of the country's finest veteran oak trees. The nearby village of Weobley provides a good range of everyday amenities including a shop, café, public houses and a primary school, while the cathedral city of Hereford offers more comprehensive shopping, leisure and educational facilities, together with mainline rail services to London Paddington. The charming book town of Hay-on-Wye lies within easy reach and is renowned for its independent shops and annual literary festival.

The area is well placed for access to the A438 and A49, linking to the wider road network, with the M50 available to the south for connections towards the Midlands and South West.



Distances

- Hay on Wye 9 miles
- Weobley 11 miles
- Hereford 12 miles
- Leominster 18 miles

Nearby Stations

- Hereford
- Leominster

Key Locations

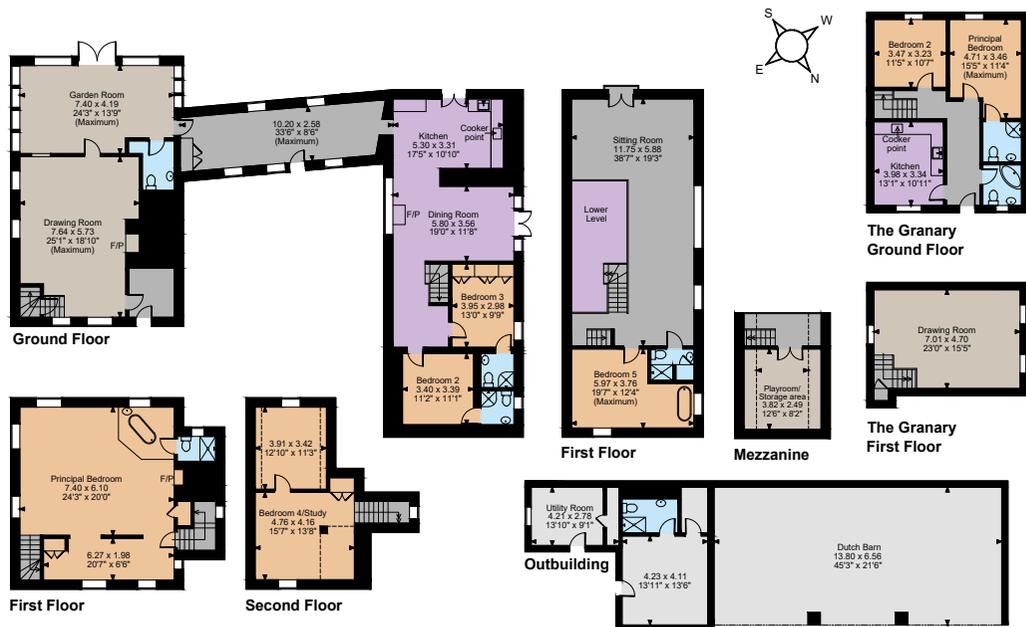
- Moccas Park
- Hereford Cathedral and Mappa Mundi
- The Black and White House Museum
- Hereford Museum and Art Gallery
- Waterworks Museum
- St John Medieval Museum and Coningsby Hospital
- The Weir Garden
- Croft Castle and Parkland

- Berrington Hall
- Brockhampton Estate
- Goodrich Castle
- Time Machine Museum
- Kinnersley Castle
- Ledbury and Eastnor Castle
- Hay Castle, Hay-on-Wye

Nearby Schools

- Hereford Cathedral Junior
- Hereford Cathedral
- Lucton
- Moor Park
- Staunton on Wye Primary School
- Clifford Primary School
- Peterchurch Secondary School





The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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Floorplans

Main House internal area 4,209 sq ft (391 sq m)
 The Granary internal area 1,005 sq ft (93 sq m)
 Outbuilding internal area 1,416 sq ft (132 sq m)
 Total internal area 6,630 sq ft (616 sq m)
 For identification purposes only.

Directions

Post Code HR2 9LA
 what3words: ///blinks.couriers.firm

General

Local Authority: Herefordshire Council

Services: Mains electricity and water. Private drainage that we understand complies with current regulations. Central heating by ground source heat pumps. 28 solar panels in the garden and 14 solar panels on The Granary roof.

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

Council Tax: New House Farm Band G, The Granary Band B

EPC Rating: New House Farm EPC rating C, The Granary EPC rating C

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

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Agents note: There is a right of way down the driveway to the property, further information is available from the selling agent.

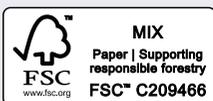


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