



## HOME FARM BELMONT

HEREFORD HR2 9RX

£1,250,000  
FREEHOLD

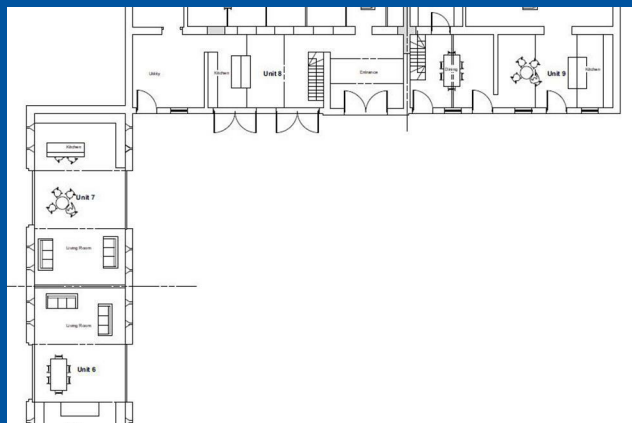
A substantial detached period farmhouse and grounds with planning consent for 8 dwellings incorporating existing traditional barns and new builds.





# HOME FARM BELMONT

- EXCELLENT DEVELOPMENT OPPORTUNITY
- Edge of Hereford Cathedral
- About 1.5 acres
- Substantial Farmhouse
- Range of traditional barns
- Planning Permission for 8 dwellings



## Entrance Hall

With tiled floor.

## Lounge

With open fire and tiled surround, 3 windows, storage cupboard with bookshelves over, radiator and door to the

## Inner Hall

With feature well, tiled floor, storage cupboard, staircase leading up, radiator, door to the rear entrance porch and door to the cellar,

## Utility Room

Provides access via a staircase to the

## Studio Room

Radiator and 2 windows – ideal for conversion to a games room or similar.

## Boiler Room

With former fireplace, hot water cylinder, gas central heating boiler.

## Living Room (originally 2 rooms)

With a raised open fire with stone surround and feature inset fireplace, radiator, bay window with shutters and 2 further windows to the front.

## Dining Room

With a tiled floor, fireplace with stone surround, radiator, part wood panelled walls, 3 windows and door to the

## Kitchen

With storage units, tiled floor, radiator, double sink unit, space and plumbing for a dishwasher, 2 windows.

## First Floor Landing

With 2 windows, radiator, access hatch to the roof space.

## Bedroom 1

With former fireplace, radiator and 2 windows to the front

## Bedroom 2

With former fireplace, radiator, and 2 windows to the front.

## Bedroom 3

With a former fireplace, wardrobe, 2 eaves storage cupboards, radiator and 2 window to the front.

## Inner Landing

## Shower Room

With a double width shower with electric fitment, wash hand basin with storage under, WC, radiator, extractor fan and window.

## Bedroom 4

With a feature fireplace, radiator, 2 windows, door with steps down to the Dressing Room. With 2 windows, radiator, door to the En-suite with electric and water connected, radiator and window.

## Outside

To the rear of the property there is an enclosed

courtyard with access to the boiler room, storage shed, WC and storeroom. Adjoining the property and with separate external access is

#### Home Farm Flat

Entrance Hall With tiled floor Kitchen With sink unit, cupboard with hot water cylinder, electric fuse board, windows. Bedroom Bathroom With enamel bath, WC, window.

#### Apartment

#### Outside

The property is approached via a splayed entrance with an iron gate leading to a tarmac driveway (also providing access to the nearby bungalow) and a further gate leads to a courtyard, parking and turning area. There is a detached double carport with adjoining storerooms. Lawned gardens lie to the front and side of the property interspersed with numerous ornamental shrubs and trees and enclosed by a stone boundary wall which has pedestrian access.

#### Rear Courtyard

There is a Grade II Listed Stable Blocks / Coach House which is brick built with a first floor, an adjoining stone granary (with Dutch barn to rear). A further rear courtyard with a brick byre and 2 cattle sheds and a detached steel framed modern barn (to be demolished as part of planning consent) The whole extends to 1.5 acres

#### PLANNING PERMISSION

Detailed Planning Permission was passed on the 12/02/2025 (application number 240590). All plans are available on the Herefordshire Planning Portal.

#### Services

Mains water, electricity and gas are connected to the property with a private drainage system in place. It is understood that mains drainage is available for connection subject to infrastructure and connection charges.

#### Outgoings

Council tax band F - £3,479 payable for 2025/2026. Water rates are payable.

#### Directions

From Hereford proceed on the A465 towards Abergavenny, past the Tesco roundabout and the property is located on the right hand side (opposite the left hand turn to Callow).

#### What3Words

///voter.plans.over

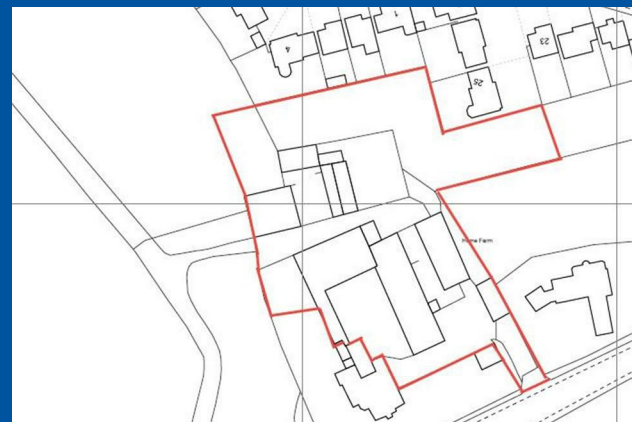
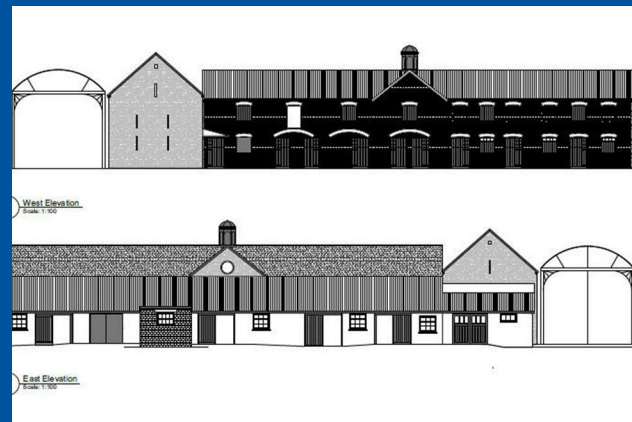
#### Viewings

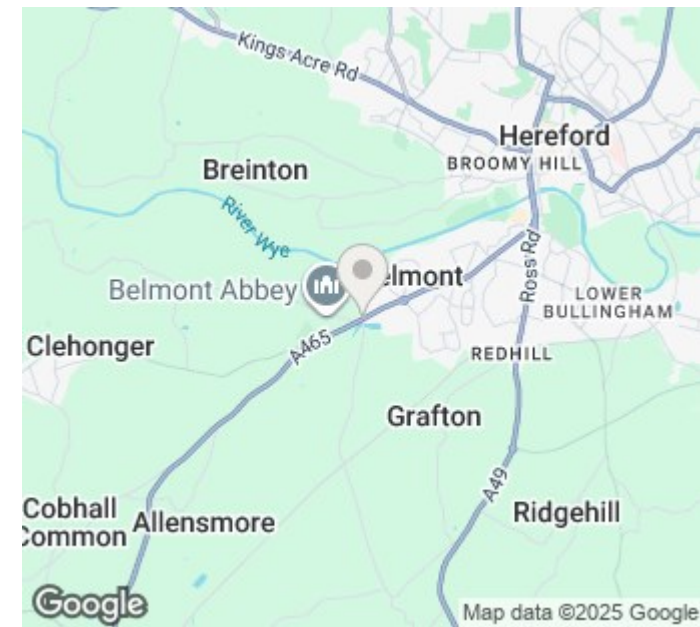
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

#### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## HOME FARM BELMONT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		69
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: E**    **Council Tax Band: F**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

