



Rowlestone Park Farm

Pontrilas, Hereford, HR2 0HE





Approximate distances

- Abergavenny 10 miles
- Hereford 12 miles and Gloucester 28 miles
- Cardiff 40 miles
- A40 Dual Carriageway 10 miles
- M50 (Jct 4) 12 miles and M4 (Jct 26) 30 miles

A beautifully located and diverse farm overlooking the Monnow Valley

- Impressive 7 bedroom Grade II Listed farmhouse
- Three barn converted cottages
- 10,500 bird free range poultry unit and modern livestock buildings
- Productive pasture land currently supporting suckler herd
- Approximately 126.71 acres (51.28 ha)



Situation

Rowlestone Park Farm is located in delightfully unspoilt west Herefordshire countryside sandwiched between the Monnow and Golden Valleys. The pretty village of Ewyas Harold is only 1 mile and is the focal point of a thriving local community with village shops, 13th century parish Church, Memorial Hall hosting a wide range of local events, village inn and free house with restaurant, popular Primary School and Medical Centre.

The Welsh border towns of Abergavenny (10 miles) and Hay on Wye (14 miles) are noted for their food and literary festivals which add to the cultural landscape. There are excellent secondary schools in Abergavenny, and private schools in Monmouth and Hereford.

National Hunt racing at Chepstow, sailing at Llandegfedd Reservoir, and walking and riding in the Black Mountains. The region attracts holiday visitors for its wide range of cultural and outdoor activities.

The River Monnow (meaning swift water) is half English and half Welsh forming, as it does, the national border. The Monnow catchment now ranks as one of the best wild trout fisheries in England and Wales, and is also noted for grayling thanks to the work of the Monnow Rivers Association.

Description

Farmhouse

Rowlestone Park Farmhouse is an impressive stone built Grade II Listed farmhouse, set at the heart of the farm with far reaching southerly views. Approached along a private entrance drive and subdivided as two self contained dwellings, the spacious accommodation is laid out on three floors. In all 3 reception rooms, 2 kitchens, 2 conservatories, 2 utility rooms, 7 bedrooms, and 2 bathrooms.

There are glorious views from the garden over softly rolling Herefordshire hills.

Three Cottages

In a range of converted barns, the 3 cottages stand just to the south of the farmhouse with appealing westerly views. The cottages each offer 2 bedroom accommodation with parking provided alongside.

Farm Buildings

The farm buildings stand a short distance away from the main farmstead with direct access off the farm drive and include a 10,500 bird free range poultry unit of 7,500 square feet

Alongside there is an adaptable range of covered yards currently used for the suckler herd and other livestock enterprises. This range extends in total to about 22,065 sq ft (2,050sqm) of livestock and general purpose space.

Farmland

The grass fields surround the farmstead with a warm southerly aspect, falling from about 150m to 60m above sea level on the east boundary where the land borders the River Monnow. The Grade 3 soils are mainly easy working loams over clay, free draining, and typically in this location cropped in a mixed arable rotation of winter cereals and grass. Cash cropping enterprises locally include apple





orchards and soft fruit. There is lane frontage along the northern and southern boundaries of the farm, and the farm drive provides access to some of the fields with small pockets of woodland and spring fed ponds.

The site of a Tele-communications mast which stands on the east boundary of the farm, currently let at a rent of £5,500 pa is available by separate negotiation if required.

Tenure

For sale freehold with vacant possession on completion, subject to the cottages let under ASTs. Shooting rights in hand. Fishing rights excluded.



Basic Payment Scheme

Basic Payment Scheme entitlements are not currently included in the sale of the property, however entitlements may be available by separate negotiation.

Rights of Way, wayleaves and easements

The property will be sold subject to and with the benefit of all rights of way either public or private, all easements and other rights of way whether referred to or not.

Services

Mains water and electricity to the farmhouse and farm buildings. Private drainage to septic tank. Oil fired central heating to the farmhouse and cottages.

Fixtures and Fittings

All fixtures, fittings and furniture including curtains, light fittings, garden ornaments and statuary are excluding from the sale but may be available by separate negotiation.

Council Tax

Rowlestone Park Farmhouse Council tax band: G
Tax payable in the 2014/15 year = £2669.04

Stable End & Owls End Cottages Council tax bands: C
Tax payable in the 2014/15 year = £1423.49 respectively

Dingle Cottage Council tax band: B
Tax payable in the 2014/15 year = £1245.55

Local Authority

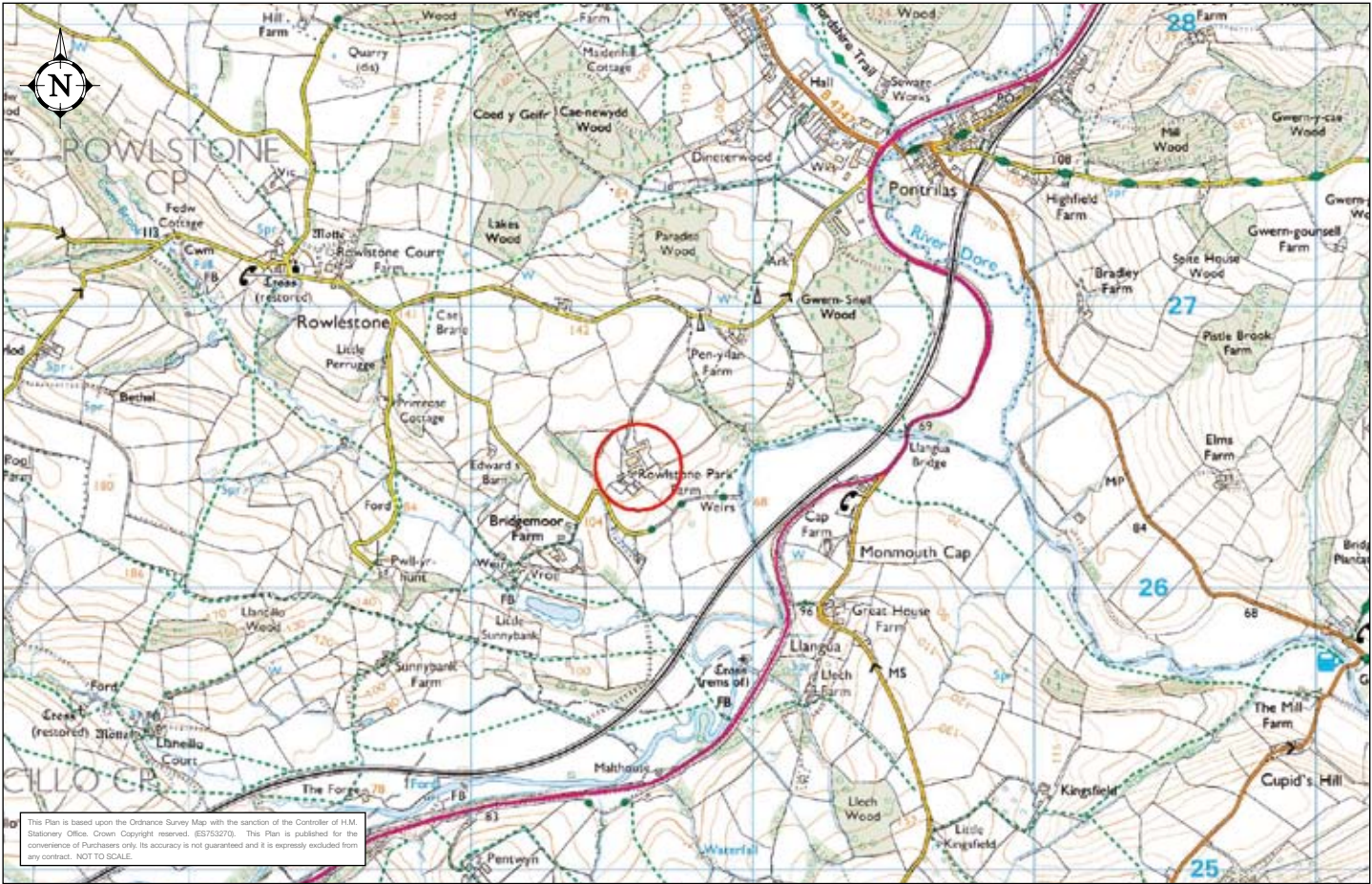
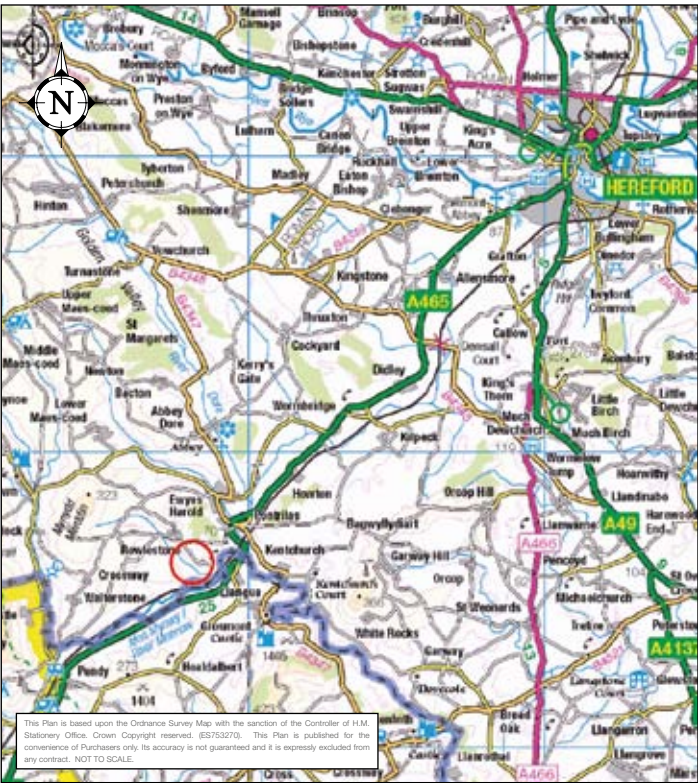
Herefordshire Council
Plough Lane, Hereford, HR4 0LE
Tel: 01432 260500

Viewing

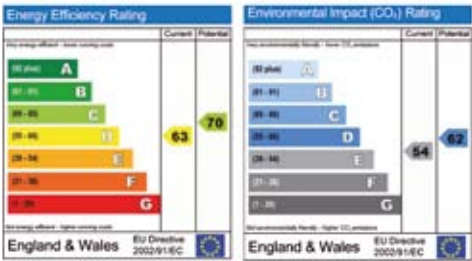
Strictly by appointment with the sole selling agents Fisher German LLP, Tel: 01905 453275.

Directions

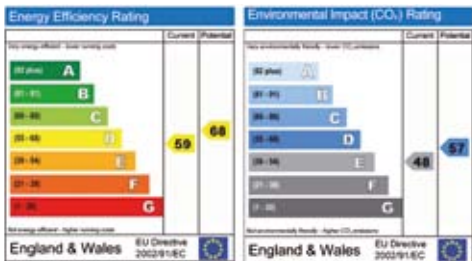
From Abergavenny follow the A465 road north signposted Hereford and in about 10 miles, a short distance after crossing over the River Monnow and the railway line, turn sharply back left, signposted Rowlestone. Follow the lane up the hill for about ½ mile, and as the lane levels off the entrance drive to Rowlestone Park Farm is on the left hand side clearly marked, immediately before the village sign.



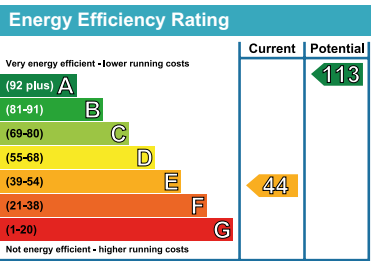
Owls End



Stable End



Dingle Cottage



Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.



