



PROTHITHER FARM
HOARWITHY, HEREFORDSHIRE
Traditional Farmhouse Available with separate Office

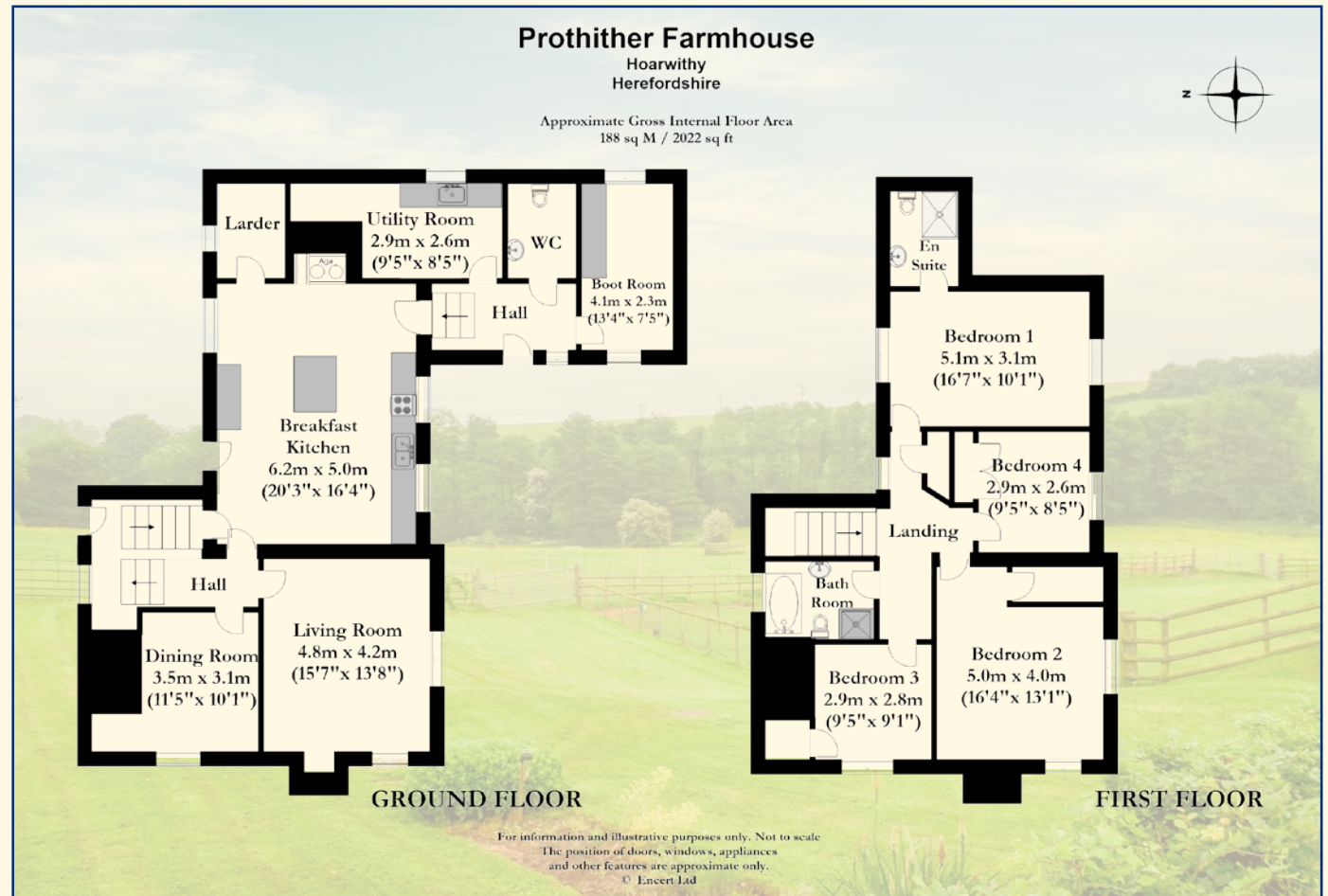
SUMMARY

Farmhouse

- Back Hall
- Laundry, Dog/Boot room, separate cloakroom with w.c.
- Kitchen/Breakfast room
- Living room, Dining Room, Cellar
- Master Bedroom with En Suite
- 3 Further Bedrooms
- Family Bathroom with separate shower
- Office
- Carport & parking, garden

SITUATION

Ross-on-Wye 8 miles, Hereford 9 Miles, Monmouth 14 miles,
Ledbury 14 miles, Cheltenham 40 miles, Bristol 60 miles,
Birmingham 75 miles.



Local, Sporting & Recreational Hoarwithy is a small village situated in the South of Herefordshire which offers Shop, Public House and Church with a primary school at Little Dewchurch (2.5 miles). Hereford provides a broad range of shopping, educational and leisure facilities.

Racing at Cheltenham, Chepstow, Hereford, Ludlow and Worcester. Local hunts include Ledbury Hunt, Monmouthshire Hunt and Ross Harriers Hunt. Gym at Holme Lacy House and Golf is at Hereford, Monmouth or Ross-on-Wye.

PROTHITHER FARM

Prothither Farm is a 17th century detached farmhouse located on a very quiet lane that runs down to the River Wye valley. It offers spacious family living with views over open countryside. Ideal property for anybody wishing to enjoy a rural family life, on a farm that used to be home to a Grand National winner when the trainer & jockey Michael Scudamore lived there.

Prothither Farm is set in landscaped gardens and grounds which are mainly laid to lawn. To the side of the house is the main gated entrance leading into a courtyard. There is a **carport** with ev charging point. There is a separate self-contained office with shower, W.C. and kitchenette area in the nearby Stone barn.

AGENT'S NOTES

Property Misdescriptions Act 1991. Fox Grant and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and OS plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Services have not been tested. Potential tenants must satisfy themselves by inspection or otherwise.

Local Authority Herefordshire Council. Tel: 01432 266660

Council Tax House Band "F"

Services Mains electricity supplemented by Solar Panel System, private treated water supply with septic tank drainage and oil fired central heating. BT landlines connected. Broadband is available at 15Mb download speed.

EPC: Band E

Fixtures & Fittings Unless mentioned specifically by separate negotiation. The properties are let unfurnished but with carpets.

Viewings Strictly by appointment 01432 367802 or email liz@foxgrant.com



The logo for Fox Grant, featuring the word 'Fox' in yellow and 'Grant' in white on a dark blue background.A detailed topographic map of the area around Prothither Farm, showing contour lines, roads, and various landmarks. A blue callout box points to the farm's location.

**PROTHITHER FARM
HR2 6QJ**

DIRECTIONS

Postcode: **HR2 6QJ**

FROM ROSS ON WYE

Go up the A49 towards Hereford; after 0.4 miles, turn right, sign-posted Hoarwithy. Follow this road until you reach the village (4 miles) where there is the New Harp Inn on the right; turn left opposite the pub car park & immediately take the right fork. The farm is on the left after 0.8 miles; pull in through the double timber gates at the end of the stone wall.

FROM HEREFORD

Proceed out on the A49 Ross-on-Wye Road. After passing through Much Birch take first left into Laskett Lane signposted Hoarwithy. Proceed along this road for 0.9 mile and take second left. Proceed along this road for a further 0.6 mile and Prothither Farm will be located on the right hand side.

VIEWINGS

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01432 367802 or email
liz@foxgrant.com

foxgrant.com



Liz Langford

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

**TOURISM
& LEISURE**

**EQUESTRIAN
SPECIALISTS**

TRUSTPILOT
★★★★★