



SITUATION

Hereford 9 miles, Ross-on-Wye 10 miles, Ledbury 16 miles, Monmouth 17 miles, Gloucester 26 miles, Cheltenham 42.5 miles, Bristol 48 miles, Cardiff 51 miles.

Road Links: A49 6 miles, M50 (Jct 3) 10 miles.

Trains: Hereford, Ledbury, Gloucester and Newport (both fast trains to London)

International Airports: Bristol 69 miles, Cardiff 67 miles & Birmingham Airport 75 miles.

Mount Boon House occupies a glorious rural location, tucked away in a peaceful setting within the parish of Carey with views over farmland. The property benefits from excellent communications links with the M5, M50, M42, M40 and M4 motorways all within easy reach providing access to the Midlands, London and the South.

- Large fitted Farmhouse Kitchen/Breakfast room with Range cooker.
- Master Bedroom, Three Further Bedrooms. Bathroom & Separate Shower Room.
- Spacious Living Room, Dining Room & Garden Room.
- Spacious Entrance Porch/Office, Hallway.
- Utility, Cloakroom.
- Garden Room. Double Garage with storage rooms.
- Agricultural Barn with adjoining lean-to on both sides.
- Greenhouse, mobile stable.
- Paddocks & orchard.
- Ample parking for cars and horseboxes.

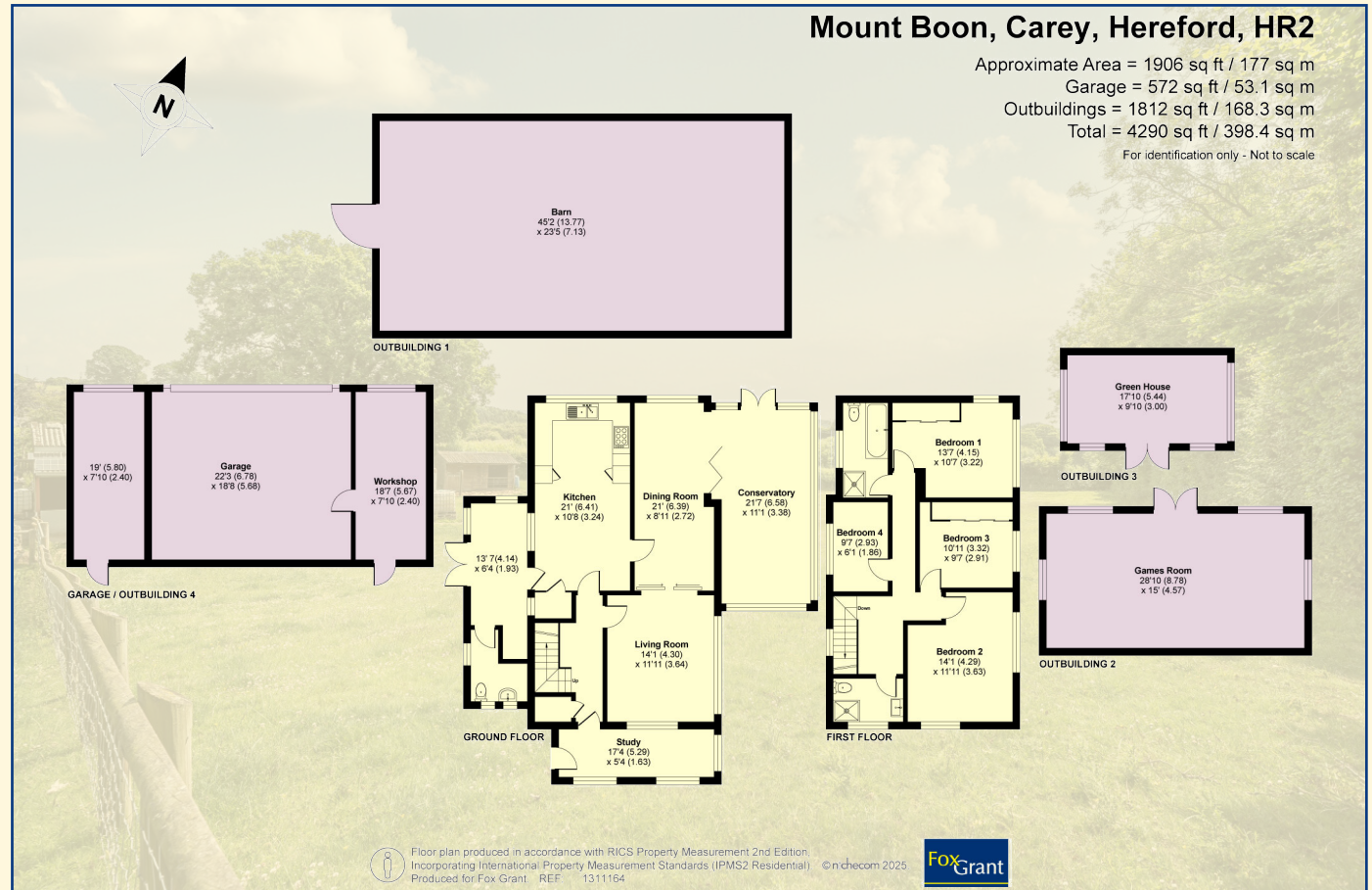
Gardens & Grounds of approx. 3 Acres

Education Primary Schools are Little Dewchurch & Much Birch (6 miles), with Secondary School education at Hereford or the John Kyrle High School at Ross-on-Wye. There is an excellent selection of private schools in the area including Haberdashers Monmouth, Hereford Cathedral School, Howells at Cardiff, Kings Gloucester and Cheltenham College. For independent schools see www.isc.co.uk and for state school information see www.mylowalschool.wales.co.uk.

Local, Sporting & Recreational The thriving neighbouring village of Little Dewchurch offers village hall, primary school, public house, and church. Both Carey, Hoarwithy and Sellack have public houses and are within easy drive of the property. Hoarwithy Road (7 miles) has a post office & shop, supermarket, hairdresser and pharmacy. Hereford provides a broad range of shopping, educational and leisure facilities. For more extensive retail and cultural therapy at Cheltenham, Malvern and Worcester are easily accessible. The surrounding area offers a wealth of sporting and recreational opportunities.

The property is set within the Wye Valley, Area of outstanding Natural Beauty that includes nearby The Royal Forest of Dean and Symonds Yat, with excellent walking, cycling, outdriding, and rock climbing with canoeing available on the River Wye at Hoarwithy. Golf is available at Hereford, Ross-on-Wye, Ledbury and Monmouth.

The region is renowned for its strong equestrian industry and the property is well located for many competition centres. Horseracing is at Cheltenham, Chepstow, Hereford, Ludlow and Worcester. Pony Club is with South Hereford and Ross Harriers and Riding Club is with Hereford Riding Club. Local hunts include Ross Harriers and Monmouthshire.



MOUNT BOON HOUSE

The property is of red brick constructed under a tiled roof, offering spacious family accommodation arranged over 2 floors.

Approached via a country lane that leads on to a driveway. The property is set back in its own private grounds with parking area in front of the garage with easy to maintain gardens surrounding the property.

The front door entry leads into the spacious Entrance Hall/Office with door leading through to the inner hall with stairs to first floor, storage cupboard and door through to the spacious Kitchen/Breakfast room with range of modern floor and wall units, with Belfast sink, built in fridge/freezer, dishwasher, Range cooker with extractor fan. Door leads out to the useful boot/dog room with utility and downstairs cloakroom, with door to outside. From the Kitchen door leads into the dining room with bi-folding doors through into the Garden Room with door out on to decking area. Double doors from the Dining Room lead into the Sitting Room with woodburner.

On the first floor there are three double bedrooms with the fourth being single bedroom. There is a family bathroom and plus separate shower room with wc.

OUTSIDE

The garden is mainly laid to lawn with established trees, shrubs and borders surrounding the house. To the rear of the house is the Garden Room, which could be utilised in several ways – Party or Games Room, Office or Treatment Room, or annexe (subject to planning). To the far side of the garden is a fenced off orchard area, ideal for chickens, goats or pigs, with a greenhouse with vegetable area to the far corner of garden. There is garden gate that leads between the house and the double garage. Double garage is spacious with 2 very useful rooms either side.

By the entrance to the house is separate driveway into the Agricultural Barn with two steel lean too's either side. The barn is ideal for rearing of suckler calves, sheep, equestrian or car collection. There is a further double mobile stable and field shelter. The land is fairly level and sweeps to the side and rear of the property with mixture of stock fence and natural hedging.

AGENT'S NOTES

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 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 and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

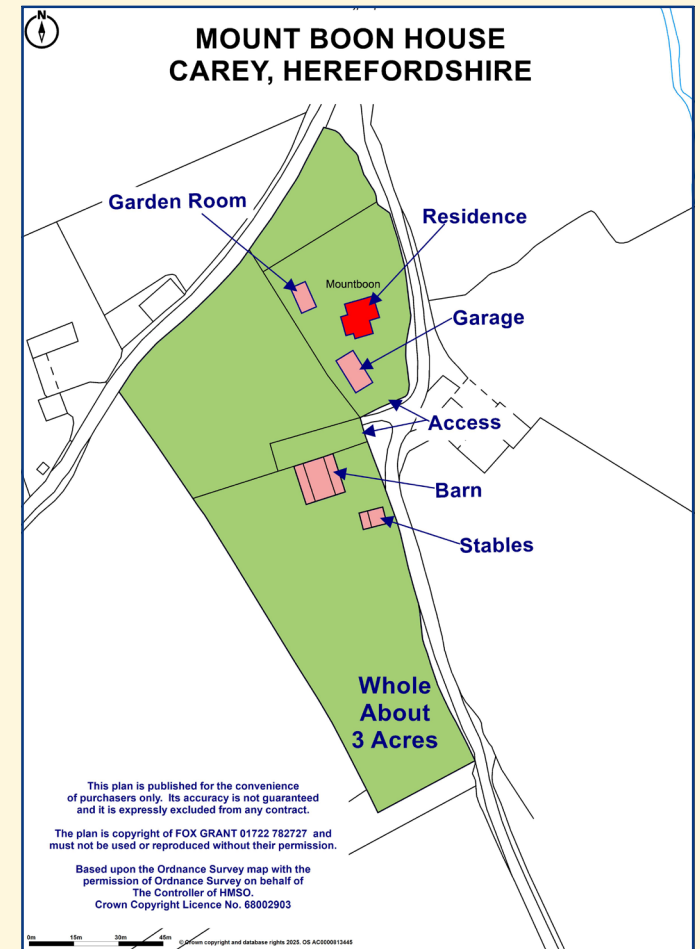
LOCAL AUTHORITY: Herefordshire Council 01432 266660

COUNCIL TAX D

SERVICES Mains electricity and water, private drainage, oil fired central heating. Solar Panels: There are 19 solar panels installed feeding house and outbuildings that are owned.

Tariff with Octopus Energy - 22.7p per KW. Fixed 22nd November 2025

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.





VIEWINGS

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



Liz Langford



William
Fox Grant

Fox Grant

MOUNT BOON HOUSE HR2 6NQ

DIRECTIONS

Postcode: **HR2 6NQ**

From Hereford proceed out on the A49 (Ross-on-Wye) at the Broadleys Public House turn left for Rotherwas. Proceed for about 1 mile at mini roundabout take third exit signposted Little Dewchurch and Hoarwithy. Continue along this road through the village of Little Dewchurch, after passing the 40mph sign and going up hill take the left hand turn for Carey. Proceed on this road until the T junction and turn left then left again by the Cottage of Content Public House. Proceed along this road for about 1 mile and the property will be on your left-hand side.

WHAT3WORDS: ///rugs.mornings.hazel

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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

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★★★★★

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