

Maund Farm, Bodenham, **HRI 3JA**



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HRI 3JA

An historic, Grade II Listed farmhouse, converted barn, outbuildings and land in a beautiful part of north Herefordshire.

- Main house of 4,250 sq. ft. - Grade II listed with 7 bedrooms.
- Detached converted barn with 2 bedrooms and 2 bathrooms.
- Versatile period and modern outbuildings.
- Swimming pool.
- Approached via a long private drive with pasture and woodland surrounding the house on all sides, and amounting to over 13 acres in all.
- Please contact agents for virtual tour



9



5



5



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Tenure: Available freehold

Local authority: Herefordshire Council

Council tax band: G



The property

Maud Farm is a historic stone built farmhouse with 15th Century medieval origins. Listed Grade II it is a building of architectural and historical interest. The accommodation is well presented providing extensive and comfortable accommodation with many glorious character features. Its charming garden which incorporates a trout pool sets off its location and the two splendid 17th Century barns complete the complex

The productive pasture meadows which surround the house are intersected by a stream which provides an excellent natural water supply.

Private drainage via septic tank and soakaway field

Services

LPG central heating.

Mains electricity and water.

Fast broadband.

Private drainage via septic tank and soakaway field.







A wonderfully presented farmhouse, in the North Herefordshire countryside.

Location

Maund Farm enjoys a delightful rural location with the farmhouse situated in the centre of its own compact block of 13 acres. About a mile from the village of Bodenham, the property is convenient for the local centres of Leominster and Hereford, both of which provide excellent shopping, recreational and educational facilities.

The Cathedral City of Hereford has an Intercity rail service to London, Paddington.

Although private and secluded, Maund Farm enjoys good access via the A417 to Ledbury and the M50 motorway which gives fast access to the rest of the country. The surrounding north Herefordshire countryside is noted for its beauty and offers an excellent rural quality of life.

Directions

<https://w3w.co/simple.gazes.ribs>





A wonderful,
historic farmhouse
with far reaching
views.



Maund Farm
13.86 acres
(5.61 ha)

83.7m

81.5m

79.1m

76.9m

Pond

Pond

Pond

Well

Maund Farm

Poultry Houses

Bundagoo

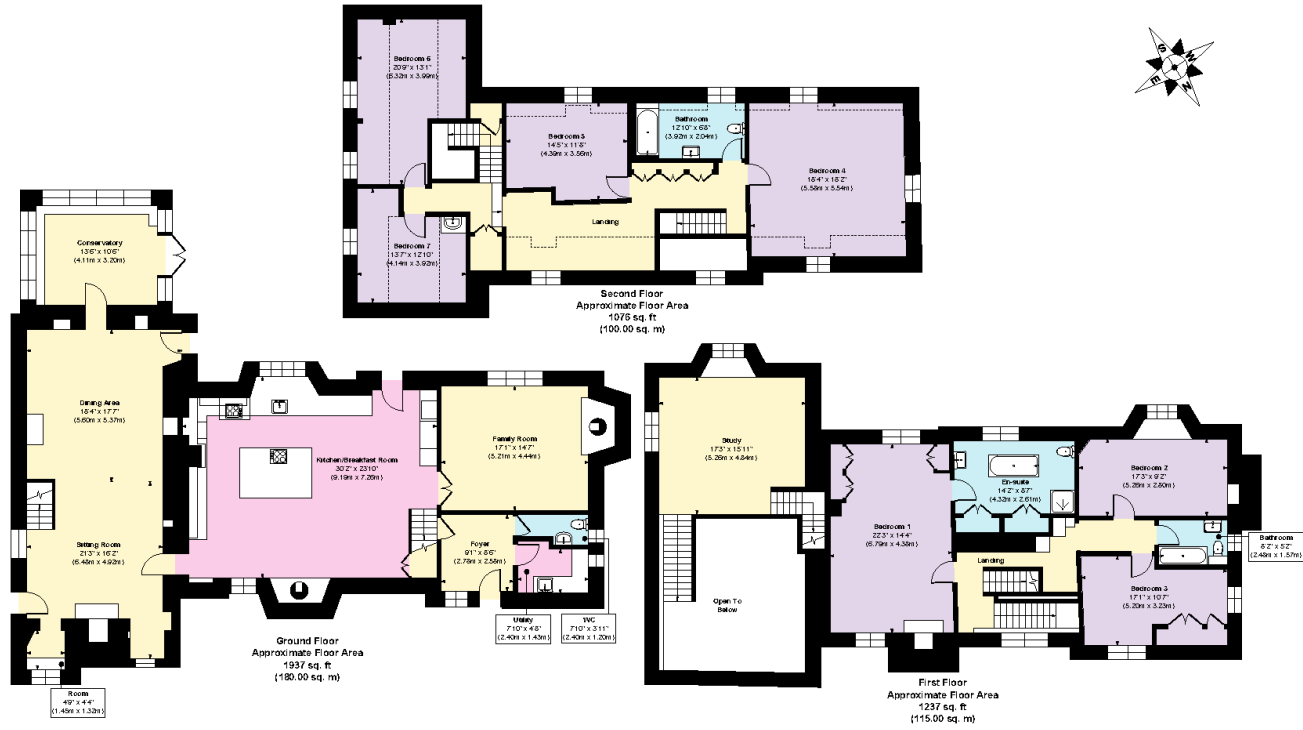
Drain

GP

GP

30m 60m 90m

Maud Farm, Bodenham, Herefordshire, HR1 3JA



**Approx. Gross Internal Floor Area
Main House = 4250 sq. ft / 395.00 sq. m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

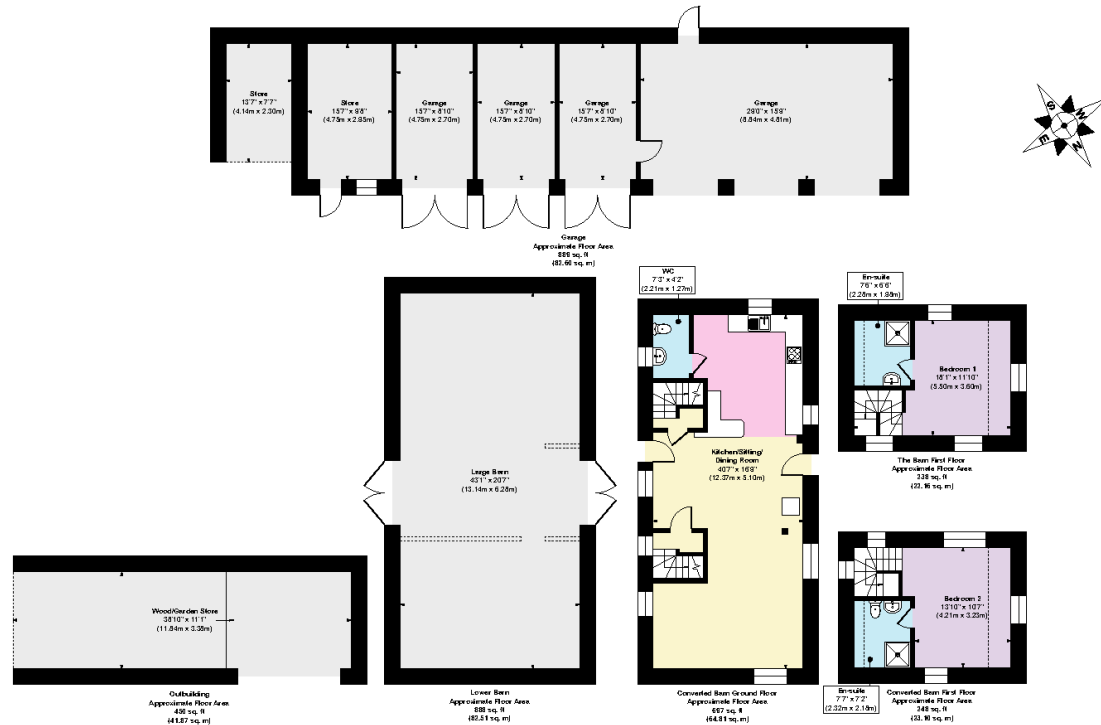
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Approx. Gross Internal Floor Area
 Lower Barn = 888 sq. ft / 82.51 sq. m
 Converted Barn = 1183 sq. ft / 110.07 sq. m
 Garage = 889 sq. ft / 82.60 sq. m
 Outbuilding = 450 sq. ft / 41.87 sq. m
 Store = 277 sq. ft / 25.81 sq. m

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