

New House Farm, Moccas **HR2 9LA**



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An historic Grade II Listed house in a beautiful part of west Herefordshire.

New House Farm, surrounded by orchards and with no near neighbours is situated in a tranquil corner of Herefordshire, close to the river Wye and the ancient landscape of Moccas Deer Park.

<https://w3w.co/isolated.payout.sensibly>



Tenure: Available freehold

Local authority: Herefordshire Council

Council tax band: G



The property

Dendrochronology of the timbers in the house shows that it was probably built in circa 1584, with the barn added in 1647.

The property retains many architectural features typical of an important house of that period. The timber frame sits on a coursed rubble plinth and has a jettied first floor under a beautiful pegged, graduated stone tile roof. Inside there are hardwood floors throughout, carved stone fireplaces and exposed chamfered ceiling beams. The porch features a 17th century door with nail studding and ornamental strap hinges.

The attached barn was converted in 2009 and more recently joined to the house via the converted former dairy, to create one, larger dwelling.

There is a separate, detached Granary conversion with two bedrooms and two bathrooms. (currently let on an Assured Shorthold Tenancy)

A large, open-sided 75' long Dutch Barn on the west side of the house has been partially converted to provide a utility room, store rooms and a bathroom, and has an extant planning permission for a swimming pool.

Surrounding the house are charming gardens with a collection of over 150 varieties of rose, formal and semi-wild planting, beautiful shrubs and specimen trees and a small orchard.

This historic property also has some modern, eco additions including photovoltaic panels, ground source pumps providing underfloor heating, and double glazing throughout.

Services

Mains water and electricity. Private drainage via two septic tanks with soakaway fields. Underfloor heating from ground source pumps (house, library and ground floor of the stone/timber barn) and electric boiler (Granary).

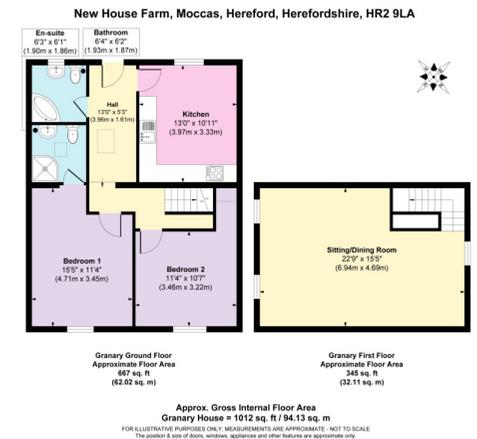














The Granary

The Barn

Solar Panels

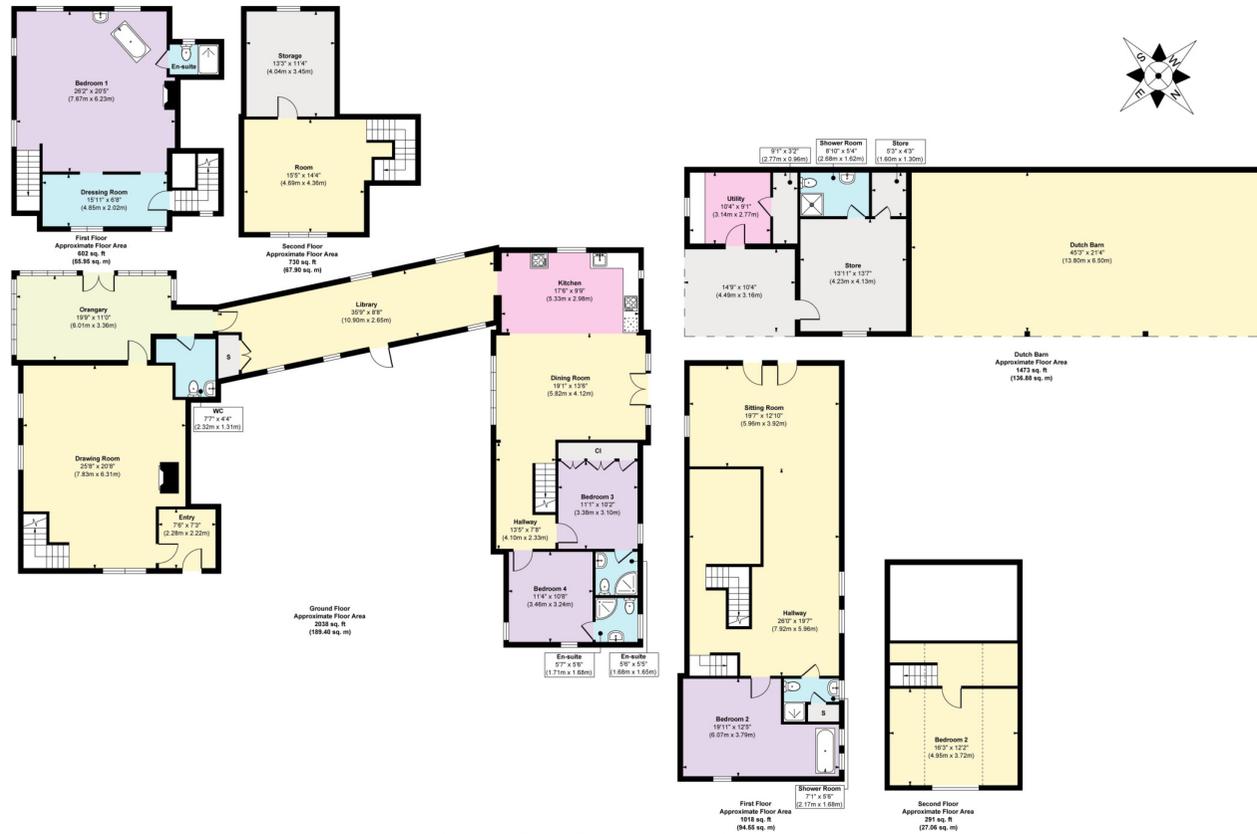
Newhouse Farm

Area: 1.43 acres

77.0m

15m 30m 45m

New House Farm, Moccas, Hereford, Herefordshire, HR2 9LA



Approx. Gross Internal Floor Area
Main House = 4681 sq. ft / 434.86 sq. m
Dutch Barn = 1473 sq. ft / 136.88 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

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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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