



TWO PARKS FARM UPTON BISHOP, ROSS-ON-WYE

FREEHOLD





TWO PARKS FARM, UPTON BISHOP

An attractive Grade II Farmhouse with outbuildings,
residential conversion opportunity and surrounding land

MILEAGES:

Ross on Wye 6 miles ♦ Ledbury 12 miles ♦ Cheltenham 22 miles ♦ Hereford 14 miles
♦ M50 (Junction 3) 0.5 miles ♦ M5 (Junction 8) 20 miles

Ground Floor

Reception hall ♦ sitting room ♦ dining room ♦ garden room ♦ kitchen & breakfast room ♦ utility

First Floor

Main bedroom with en suite bathroom ♦ two further bedrooms

Second floor

Two bedrooms

Grounds

Garage building ♦ cattle shed ♦ stabling ♦ livestock pens

Planning

Large detached brick barn with planning permission currently for a single private dwelling ref: I53350
♦ listed building consent ref: I53351

garden ♦ wildlife pool ♦ paddocks

About 24 acres

SAVILLS CHELTENHAM

THE QUADRANGLE, IMPERIAL SQUARE,
CHELTENHAM, GL50 1PZ
CHELTENHAM@SAVILLS.CO.UK
01242 548000

SAVILLS.CO.UK

COUNTRY AND CLASSIC

TEL: 01531 888388 OR 07879 630396
ENQUIRIES@COUNTRYANDCLASSIC.CO.UK

SITUATION

Two Parks Farm is situated within an attractive and convenient location in the heart of Herefordshire. The property occupies gently undulating land set in open rural setting. The vibrant village of Upton Bishop is nearby with a popular public house and village hall.

Ross-on-Wye and Ledbury are close at hand providing regional shopping, restaurants and hotels with more extensive shopping and facilities are found in Cheltenham, Gloucester and Worcester.

The location has fast access to regional and national communications including the A40, M50 and M5. The glorious countryside of Herefordshire, Gloucestershire and the Welsh Borders are within easy reach and excellent walks in the Malvern Hills and Brecon Beacons are only a short distance away. Superb fishing is also found on the beautiful River Wye

Ledbury has a railway station and high speed trains can be taken from Worcester, Gloucester and Cheltenham, with direct journeys to London Paddington. A selection of leading preparatory and public schools can be found close at hand in Malvern, Worcester, Cheltenham and Hereford.

DESCRIPTION

Two Parks Farm is an attractive country property comprising a beautifully renovated and fascinating farmhouse and a selection of useful outbuildings, complemented by open pasture of about 24 acres. The property also features a large detached brick barn with planning permission currently for a single private dwelling ref: 153350, listed building consent ref: 153351.

The farmhouse is Grade II listed and consists of an original half timbered two storey section that adjoins a handsome three storey local stone section, creating a spacious principal house with a flexible layout.

The ground floor comprises a good sized reception hall, featuring a corner fireplace with wood burning stove, flagstone floors and bay window with window seat. Adjacent is the sitting room, presenting a second corner fireplace and views over the gardens. From the hallway, there is a good sized kitchen with numerous bespoke cupboards, central island, Aga cooker and integral appliances including dishwasher and microwave. Adjacent is a useful utility with integral washing machine and cloakroom beyond. The dining room is accessed from the kitchen and features flagstone flooring, large fire place with wood burner stove with former bread oven and external door. An outstanding garden room is located off the staircase hallway and adjacent to the kitchen, providing excellent entertainment space and stunning views over the farm's gardens and land.



The first floor accommodation provides three bedrooms and two bathrooms together with a useful study landing area. At second floor level are two further bedrooms. All bedrooms enjoy exposed stripped beams and lovely views over the surrounding land.

OUTSIDE

Two Parks Farm is accessed via broad concrete sweeping driveway with dedicated farm gates to paddocks and appropriate outbuildings.

OUTBUILDINGS

Upon entrance to the property is a good sized brick built open fronted cattle shed with dedicated paddock and two points of driveway access. A large detached stone barn with slate roof is situated on the boundary to the B4221 and has planning permission to convert to residential accommodation, planning ref 153350, listed building consent ref: 153351. Beyond this build are a useful array of cattle pens and stable buildings. Gardens, land and garaging

Two Parks Farm enjoys well laid out and attractive gardens which feature a delightful wildlife pool with a duck house island and good stretches of lawned areas. An impressive garage block for up to four vehicles with work shop is accessed via a pretty courtyard near the farmhouse.

Paddocks with post and rail fencing ring-fence the buildings and provide excellent land for livestock or equestrian use

DIRECTIONS

HR9 7UH From the M50 (Junction 3), take the B4221 towards Upton Bishop. Continue approximately 0.75 mile and Two Parks Farm will be found on the left hand side with driveway beyond the detached barn adjoining the road.

ADDITIONAL INFORMATION

Services: House: Mains water, electricity, private drainage. Oil fired central heating.

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.







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LANDMARK INFORMATION Plotted Scale - 1:3232. Paper Size - A4



FLOORPLANS

Main House

Approximate Floor Area 282.1 sq m / 3036 sq ft

Garages = 112.8 sq m / 1214 sq ft

Outbuildings = 500.1 sq m / 5383 sq ft
(Excluding Log Store / Cattle Shed)

Total = 895.0 sq m / 9634 sq ft

Outbuildings

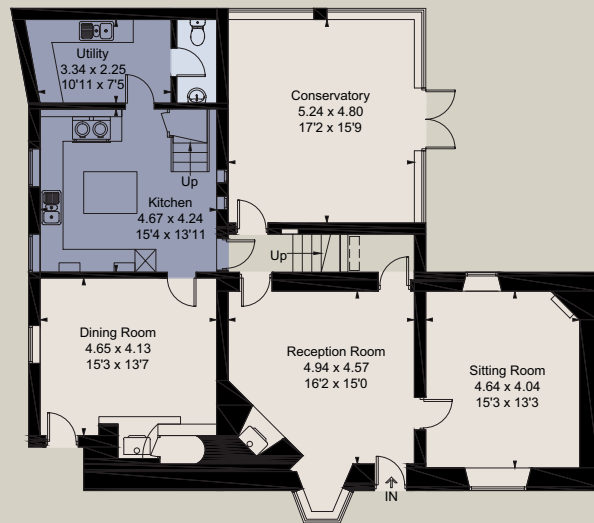
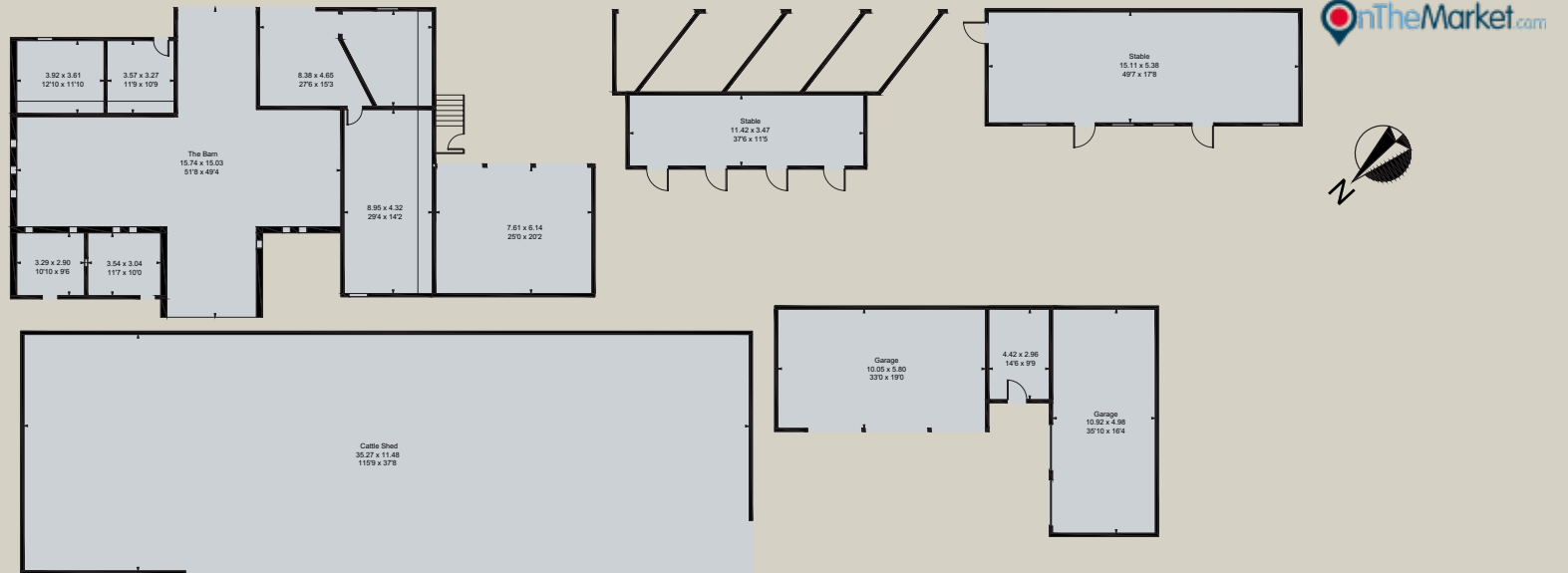
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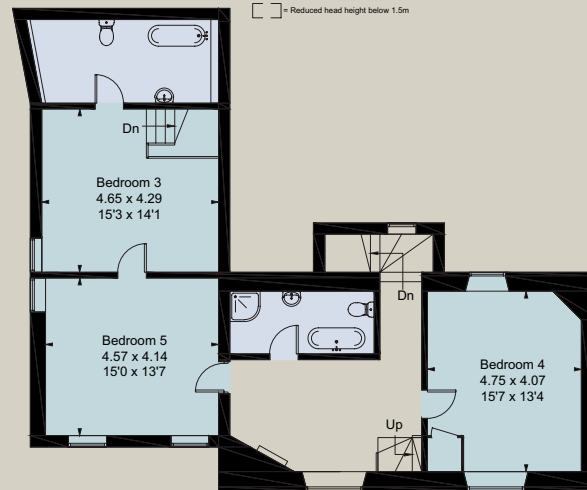
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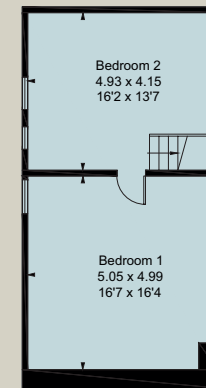
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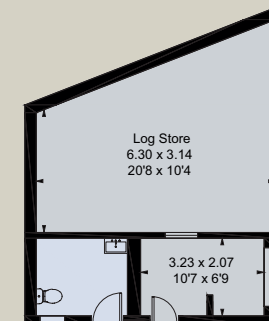
Ground Floor



First Floor



Second Floor



Outbuilding

☐ Reduced head height below 1.5m



SAVILLS CHELTENHAM

THE QUADRANGLE, IMPERIAL SQUARE,
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01242 548000

SAVILLS.CO.UK

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