

Tump Ash Farm, Dilwyn, HR4 8JF
Price £745,000

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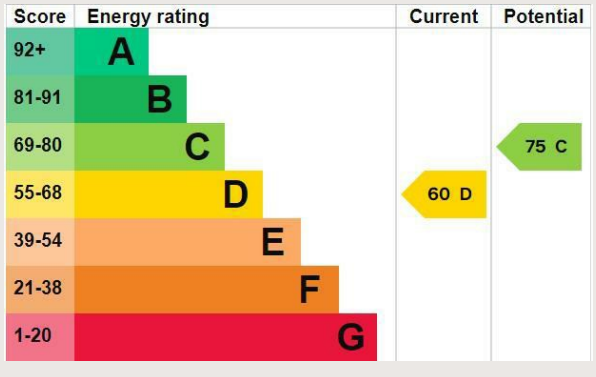
Tump Ash Farm, Dilwyn

Situated on the outskirts of the picturesque village of Dilwyn and nestled amongst North Herefordshire countryside is the lovely Tump Ash Farm. Boasting Border Oak detailing, a quintessential farmhouse kitchen, formal country dining room, separate breakfast room, sitting room, four bedrooms, grounds of 1.58 acres, garaging with carport, two further outbuildings, private driveway approach and picture postcard charm. This country home is a true gem and must be viewed to fully appreciate the craftsmanship and generous plot on offer.

FEATURES

- TRADITIONAL COUNTRY HOME WITH OUTSTANDING CRAFTMANSHIP
- BORDER OAK KITCHEN EXTENSION
- QUINTESSENTIAL FARMHOUSE KITCHEN
- FORMAL DINING ROOM AND SEPARATE BREAKFAST ROOM
- LARGE SITTING ROOM WITH WOOD-BURNER
- FOUR BEDROOMS
- SAT WITHIN 1.58 ACRES
- VARIOUS OUTBUILDINGS
- RURAL SETTING

Material Information
Price £745,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: (null)
For more material information visit www.cobbamos.com



Introduction

Tump Ash Farm boasts the following: entrance hall, dining room, sitting room, breakfast room, kitchen, utility room, cloakroom, four bedrooms (master with en-suite), family bathroom, loft access. Further benefits include: timber framed garage with carport, Dutch Barn, outbuilding with light commercial use, greenhouse, grounds of 1.58 acres, private driveway approach with parking and rural setting.

Property Description

Entry begins through a traditionally crafted Border Oak porch that handsomely frames a solid oak front door. Once inside, this gorgeous home delights from the outset. The inner hallway is of a generous size. Its oak flooring, built in cupboard, oak detailing and room for a pleasant display of decorative furniture makes it a welcoming space for not only hanging coats and storing outdoor footwear but simply sitting on a decorative bench to pause for a moment. To the right is an impressive, formal dining room that would impress even the most sophisticated of diners. There is a vast display of timber framing and perlins on show with peg detailing, oak window frames and a wood-burner sat on a stone hearth. Being of square proportion the room affords many an opportunity to show off a selection of dressers and side boards. To the left of the entrance hall is another reception room of square proportion currently set up as a welcoming sitting room and boasting: centre piece wood-burner sat on a stone hearth, dual aspect and the oak window frames and timber framing as echoed throughout the home. There is a staircase here for access to a landing area with door leading to a first floor room currently set up as part home office, part guest bedroom. There is a storage room next door equipped with shelving.

The remaining reception rooms are accessed from the inner entrance hallway to include a breakfast room, kitchen, utility and cloakroom. The breakfast room would lend itself to becoming a hobby room, study or TV room if otherwise desired but makes a truly lovely breakfast room with room for decorative dresser furniture and doors out onto the private garden with bistro set nearby. The sling brace on show here is a really lovely detail and highlights the true quality of the craftsmanship evident throughout this home. The kitchen runs perpendicular to the breakfast room and is a more recent Border Oak extension creating the quintessential country kitchen. The delights of this kitchen are plentiful:
A large five paneled oak framed window sits above the sink and overlooks rows of fruit trees and bountious cottage style planting within the private grounds
An AGA (Electric X series 'e-control' with separate controls for hotplates and oven) AVAILABLE BY SEPARATE NEGOTIATION with oak shelf and lighting above,
American fridge/freezer,
Tall pantry cupboards,
Granite worktop,
Central island with socket tower and a generous selection of drawers and cupboards,
Slate tiled flooring and room again for a large dresser to show off collections of country crockery.
Again, the sling braces as found next door and here would excite any timber enthusiast.
The utility room is again off the inner entrance hallway and well positioned next to a back door entrance that is ideal for coming in from working in the garden or muddy walks with the dogs. There is housing for a washing machine and tumble dryer, a sink with ample work top space for those additional appliances and an array of wall and floor units for storage. This is the ideal space to hideaway a multitude of utility tools and outdoor clothes, boots and cleaning equipment. There is a handy cloakroom with WC and hand basin accessed from this utility room also.

The remainder of the first floor is accessed from the oak staircase in the inner entrance hallway and leads to three double bedrooms (master with en-suite), loft access and a family bathroom. The landing is well lit by a velux roof light. The master bedroom has exposed gables and perlins and a lovely view of the glorious countryside beyond. It is dual aspect and benefits from having its own en-suite. The en-suite is tastefully styled with modern shower, WC and contemporary hand basin on a glass plinth. Bedroom two is a good sized double with room for an array of bedroom furniture and views of hills beyond. Bedroom three is also a double with oak flooring, exposed timber framework, in-built fitted cupboards and countryside views from the window. The family bathroom is styled in a similar way to the en-suite. There is a walk in shower, contemporary oval bath, WC and hand basin on a glass plinth.

Garden

The plot totals 1.58 acres and is made up of the following:
* Wild meadow (Spring bulbs, Cowslips, Primroses to Summer flowering-Yellow rattle, Ox-eye, Daisy, Scabious and many more),
* Lavender corner,
* Small area of mixed woodland,
* Early Spring there is a mass of wild daffodils,
* A plentiful variety of ornamental trees, fruit trees and mature trees and shrubs,
* Expanse of lawn,
* Wildlife pond,
* Box hedging and dwarf walling framing the property,
* Patio area for al fresco dining,
* Borders of cottage style planting overflowing with variety and colour.

Parking & Outbuildings

There are three outbuildings within the grounds:
* Dutch Barn with double doors, power, lighting and breeze block construction (208 ft squared) with store room above
* Outbuilding with light commercial use with power, lighting and water (175 ft Squared)
* Timber garage with double doors (224 ft squared) and attached car port (222 ft squared)

There is a private driveway leading to a gravelled area for the parking of several vehicles

Services

Tenure: Freehold
Herefordshire Council Tax Band E
Mains electric & Water
Private sewerage treatment plant last serviced 23/06/2025






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BREAD
COBB
AMOS

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 1 Mbps 0.2 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 220 Mbps Good

Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Checker

Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location

A short distance away is the popular village of Dilwyn, which is part of the black and white village trail and provides a number of local facilities including an excellent village school, village church and public house, with the larger village of Weobley some three miles further away. The market town of Leominster then provides more extensive facilities and includes a main line train station.

What3words

What3words:///brisk.misty.campus

Agent's Note

Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS

Take the A44 and then the A4112 out of Leominster towards Dilwyn. Don't turn left (Heading for The Crown pub in the centre of the village) turn right instead to Haven. Follow this road and Tump Ash Farm can be found on your right hand side.








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Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)

1940 ft²

180.1 m²

Reduced headroom

73 ft²

6.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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