



White House Farm, Munstone, Hereford, HR1 3AD



Sunderlands
Residential Rural Commercial



**White House Farm
Munstone
Hereford
HR1 3AD**

Summary of Features

- Sale by Informal Tender 5th June 2026 by 12 noon
- No onward chain
- Detached property
- Four bedrooms
- Two reception rooms
- 8.3 acres of grounds
- Semi rural position

**For Sale By Informal
Tender £400,000**

Tucked away in the charming semi-rural setting of Munstone, near Hereford, this appealing property offers a rare opportunity to embrace a countryside lifestyle. Extending across approximately 8.3 acres, the land provides generous space for outdoor pursuits, gardening, or even small-scale agricultural use. The house itself is full of character and brimming with potential. While it would benefit from modernisation, it offers an excellent foundation to create a beautiful and bespoke family home tailored to your tastes. The surrounding grounds enhance its appeal, delivering a picturesque and tranquil backdrop ideal for enjoying rural living. In addition to the main dwelling, the property features a range of barns and outbuildings. These flexible spaces lend themselves to a variety of uses, from workshops and storage to potential conversion projects, subject to the appropriate consents.

Location

Set within Munstone, White House Farm lies on the north-eastern fringe of Hereford, just a short distance, around one mile, from the heart of the city. The location combines the charm of open countryside with the convenience of nearby urban access, offering beautiful walking routes directly from the property. Munstone provides a peaceful, semi-rural lifestyle without compromising on essential amenities. Within easy reach are well-regarded schools, local shops, a welcoming pub and restaurant, healthcare facilities, regular bus services, and a railway station for wider travel. For those needing to commute or explore further afield, the property benefits from excellent road connections. The nearby Roman Road and A4103 link efficiently to Worcester, the M5 motorway, Leominster, and surrounding areas, making it a highly accessible yet idyllic setting.

Accommodation

Porch

A welcoming entrance porch providing space for coats and shoes, leading into the heart of the home.

Living room

A bright and comfortable main reception room, offering ample space for seating and relaxation, featuring a electric fire, two front-aspect windows,

and characterful exposed timbers, all complemented by a pleasant outlook to the front.

Dining room

A separate dining room, perfect for family meals and entertaining, featuring a wood-burning stove and an open connection to the kitchen via a small set of steps, creating a natural flow between the two spaces.

Kitchen

A well-appointed kitchen fitted with a range of wall and base units, ample work surfaces, and space for appliances, designed for practical everyday use. The room features a sink and drainer unit set beneath a rear-aspect window, with access through to the conservatory and a rear entrance for added convenience.

Conservatory

A light-filled conservatory overlooking the rear garden, providing an additional reception space perfect for relaxing or informal dining.

Rear entrance, utility and WC

A useful secondary entrance offering direct access to the garden, ideal for day-to-day practicality and stairs rising to the first floor. A separate utility area with space and plumbing for laundry appliances, helping to keep the main kitchen clutter-free. A convenient ground floor cloakroom fitted with a low-level WC.

First floor

Bedroom one

A spacious double bedroom with ample room for wardrobes and additional furniture.

Bedroom two

A further generous double bedroom, ideal for family members or guests.

Bedroom three

Another well-sized double bedroom, offering flexibility for use as a bedroom or home office.

Bedroom four

A comfortable single bedroom, perfect as a child's room, nursery, or study.



Bathroom

Fitted with a three-piece suite comprising a bath, wash hand basin, and WC, serving all bedrooms.

Outside

The property is approached via a stone driveway, providing ample parking for multiple vehicles and creating an attractive first impression on arrival. To the rear and side, the gardens are predominantly laid to lawn, offering generous outdoor space ideal for family use, with a pathway running around the property for ease of access and maintenance. Beyond the immediate gardens, the property benefits from approximately 8.3 acres of additional land. The accompanying plan, included within the property details, clearly identifies the full extent of the land available, outlining boundaries and the areas included within the sale. The grounds are mainly laid to pasture, enclosed by stock fencing, making them well-suited for equestrian or smallholding purposes. Further enhancing the appeal, the property features a Dutch barn which has been extended, along with two additional barns, providing excellent storage, agricultural, or potential development opportunities (subject to the necessary consents).

Services

We understand all mains water and electric are connected to the property.

Oil central heating has been previously connected.

Private drainage to septic tank.

Tenure

Freehold.

Council tax band

Herefordshire council tax band - D



Sale method

The property is for sale by Informal Tender. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents' Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for White House Farm' and addressed to Alex Evans, Sunderlands LLP, Offa House, St. Peters Square, Hereford HR1 2PQ. The Tender document must be received by Friday 5th June 2026, no later than noon.

Agents note

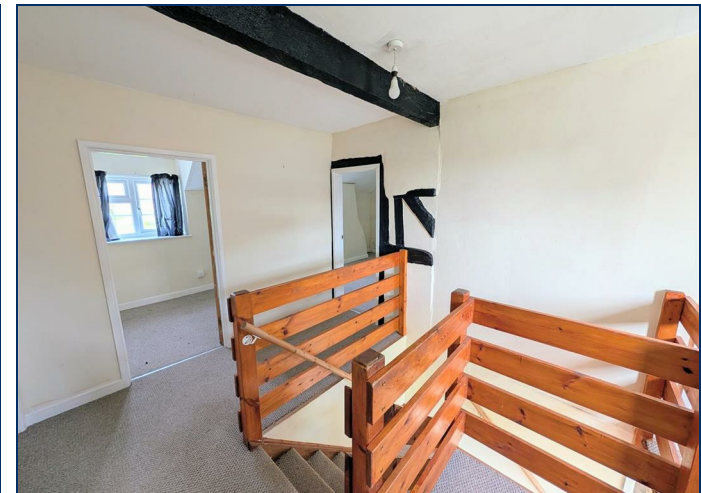
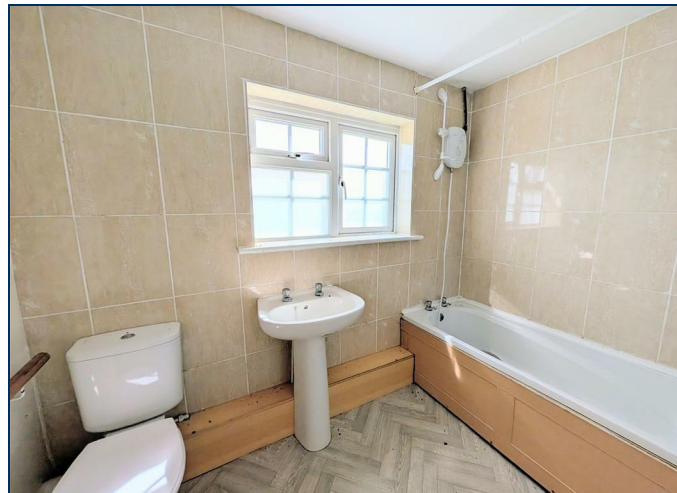
Rights Of Way - A public footpath runs within the boundary of the property.

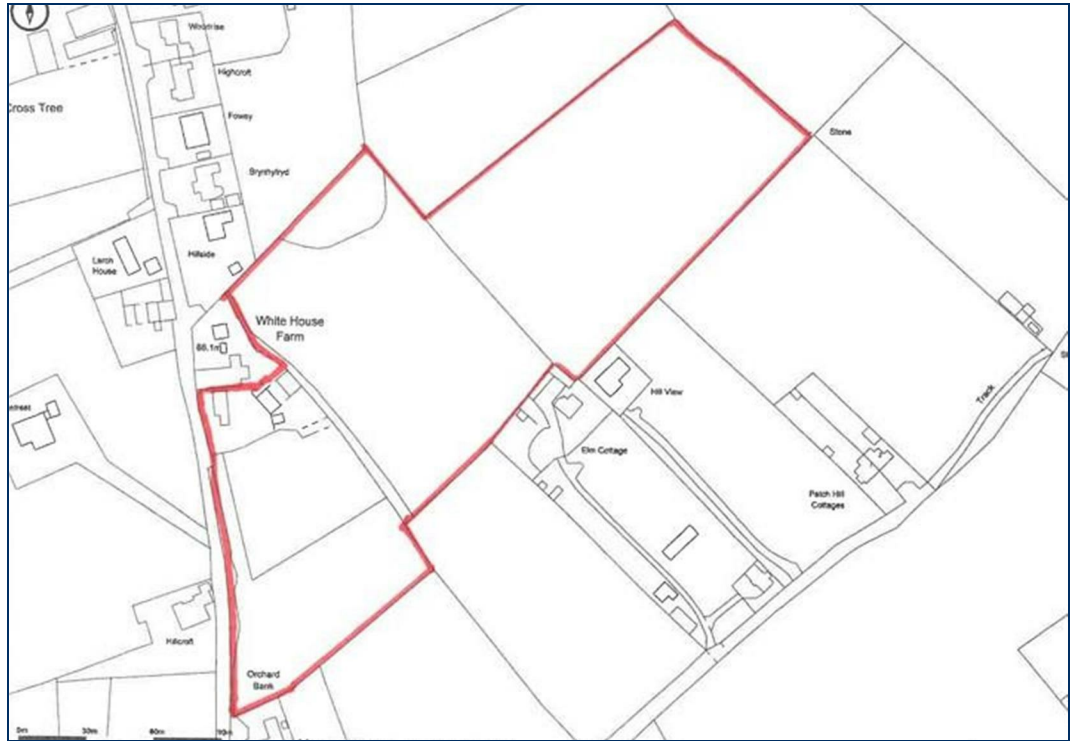
Directions

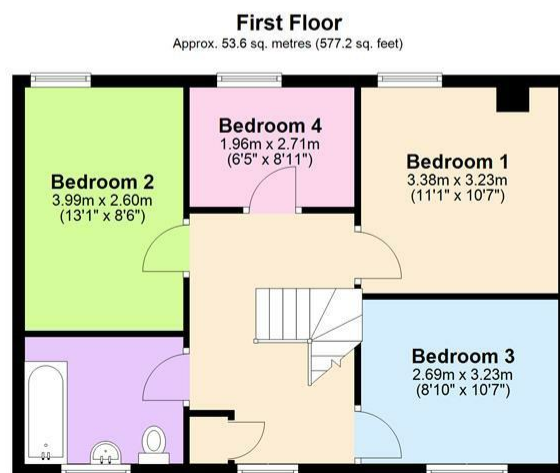
From Hereford, head North on Holmer Road (A49), continue straight past the retail parks, at the roundabout take the right exit right along Roman Road (signposted Worcester). Continue along this road taking the second left turn opposite the BMW garage. Continue along this road, past the junction and through the village of Munstone. The property is located a short distance on the right hand side.

Anti money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.







Sunderlands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.