



**TUMP FARM**  
**WHITCHURCH, ROSS-ON-WYE**  
Equestrian Smallholding with Leisure Potential

## SITUATION

Ross-on-Wye 8.5 miles, Monmouth 5 miles, Hereford 16.5 miles, Chepstow 20 miles, Newport 29 miles, Cardiff 42 miles, Bristol 50 miles

**International airports:** Cardiff International Airport 55 miles, Bristol 53 miles, Birmingham 73 miles

**Mainline trains:** Hereford 16.5 miles, Newport 29 miles (London Fast Train)

**Education** There is an excellent range of both public and private schools in the locality including Hereford Cathedral School, Haberdashers Schools at Monmouth and Howells at Cardiff, along with a good range of local State schools. For independents see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.mylocalschool.wales.gov.uk](http://www.mylocalschool.wales.gov.uk)

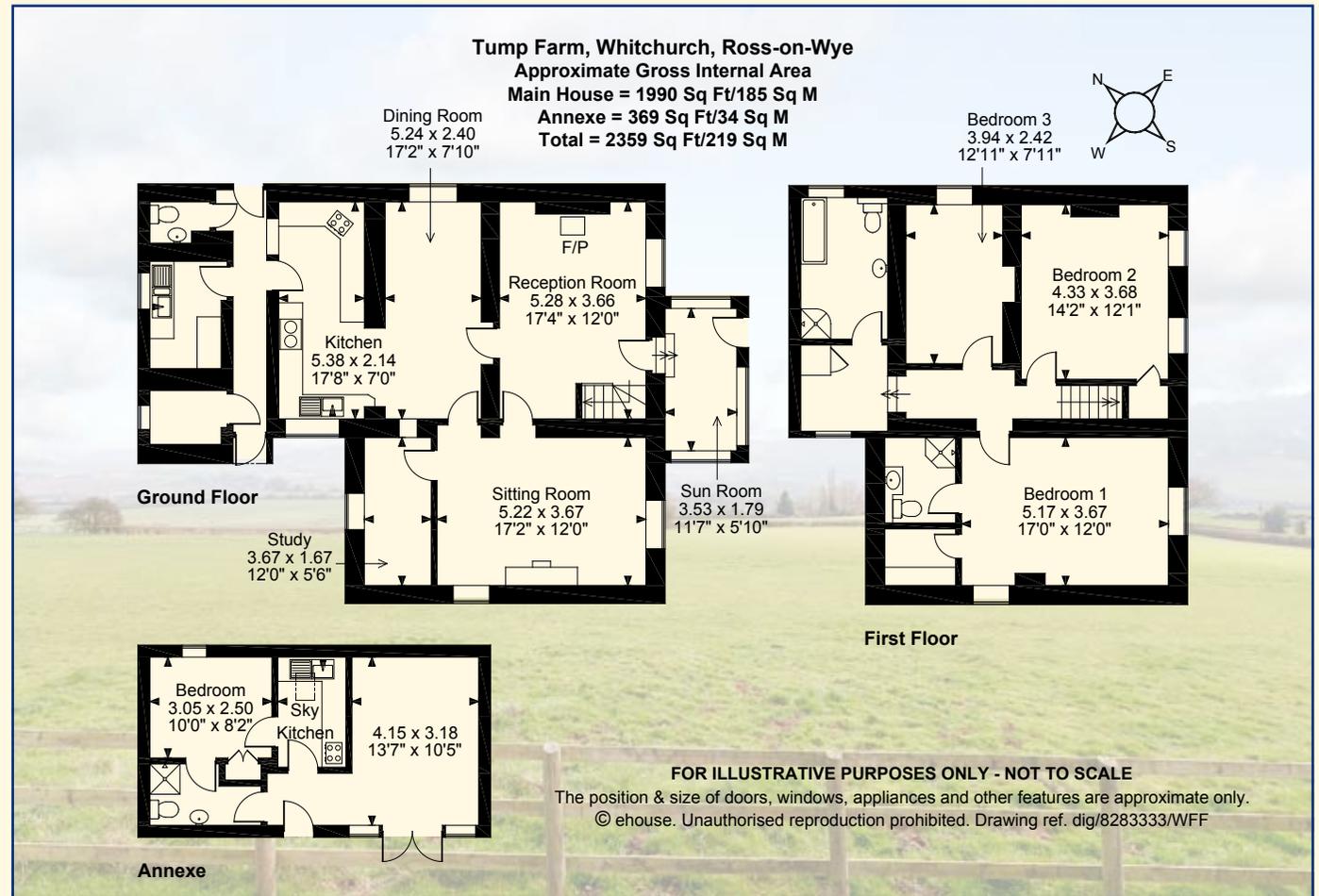
**Local, Sporting & Recreational Facilities** The thriving village of Whitchurch is a small village situated in the South corner of Herefordshire, within striking distance of the Welsh Borders. The village offers Shop, Primary School, Public House, Restaurant, Hotel and Church. More shopping, sporting, cultural and education facilities found in Monmouth, Hereford, Newport and Cardiff.

The surrounding area provides a wealth of sporting and recreational opportunities, particularly in the Royal Forest of Dean, which is renowned for its natural outstanding beauty. Excellent walking and cycling opportunities abound from the property with good out riding. The region is renowned for its strong equestrian industry and the property benefits from excellent out riding. Kings Equestrian Centre (32 miles), Hartpury College (22 miles) and David Broome Centre (22 miles) all play host to a series of year round competitions. Racing at Cheltenham, Chepstow, Hereford, Ludlow and Worcester. Local hunts include Monmouthshire Hunt and Ross Harriers Hunt. Golf can be enjoyed at Monmouth (Rolls), Ross-on-Wye and Newport (Celtic Manor).

## TUMP FARM

Tump Farm is a detached house situated in a designated "Area of Outstanding Natural Beauty" offering spacious three bedroom accommodation. The property enjoys a glorious rural situation with fabulous rural views from the principal rooms.

There are two main reception rooms on the ground floor including the living room with oil stove, this leads through to the sitting room with open fireplace. The kitchen is fully equipped with quality units incorporating an oil fired Aga and breakfast area with beautiful slate flooring and exposed beams. There is also a study, utility, boot room and cloakroom.



From the reception room the staircase rises to the first floor, where there are 3 double bedrooms, 1 with en suite, as well as a family bathroom.

Tump Farm is set in landscaped gardens and grounds which are mainly laid to lawn. The south, east and west elevations overlook the fabulous views over the surrounding countryside. The garden sweeps around the property with number of mature trees and shrubs.

To the side of the house is the Stone Barn, which is currently used for American style stabling of 3 boxes with feed and tack rooms. Dog Kennels are to the side with purpose built concrete area for exercise. To the rear of the barn is storage for hay and machinery. The barn does offer potential for conversion (subject to planning) to a cottage/office.

The drive to Tump Farm is directly in front of the house and leads through to a large parking area and to the Cottage. The cottage currently is for residential use, but originally had planning for holiday let. Adjoining the cottage are three further loose boxes, which offer potential for further development.

A gate leads through to the field which is being used as a Caravan Club certificated location with electric hook ups. The land belonging to the property sweeps around the property and is divided via post & rail into paddocks.

- Kitchen/Breakfast, utility, boot room, cloakroom
- Reception room, sitting room, study
- Master bedroom with en suite
- 2 Further bedrooms
- Family bathroom

#### Equestrian Facilities:

- Stone Barn with 3 internal stables, tack & feed rooms
- Hay store, machinery shed
- Three loose boxes
- Ample parking for lorry

- Cottage offering one bedroom accommodation
- Caravan site with electric hook up
- Dog kennels
- Gardens and pastureland
- 17.2 acres approx

## AGENT'S NOTES

Property Misdescriptions Act 1991. Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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4. The EPC is available on request from the agent.

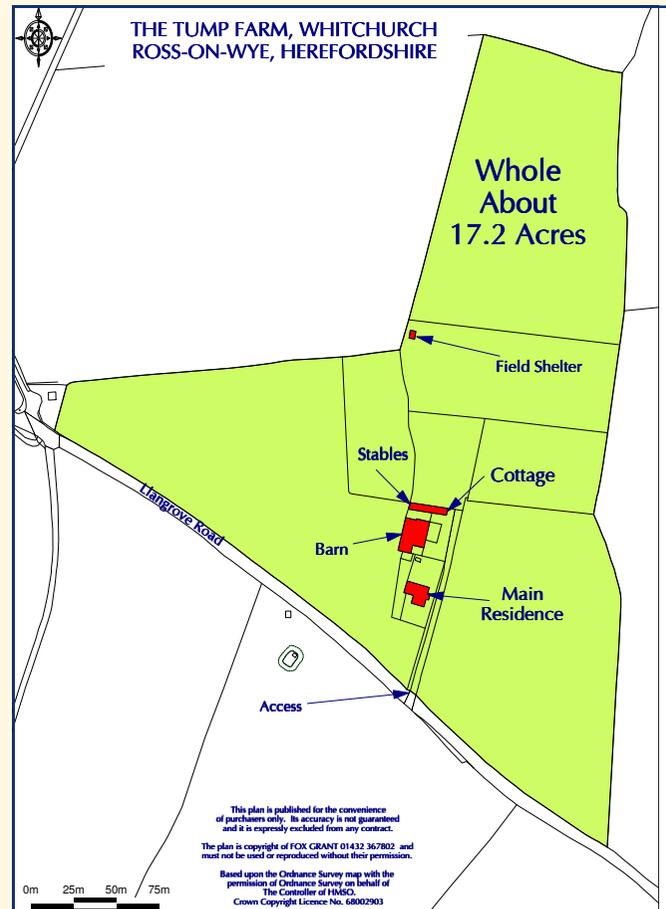
**Local Authority** Herefordshire Council. Tel: 01432 266660

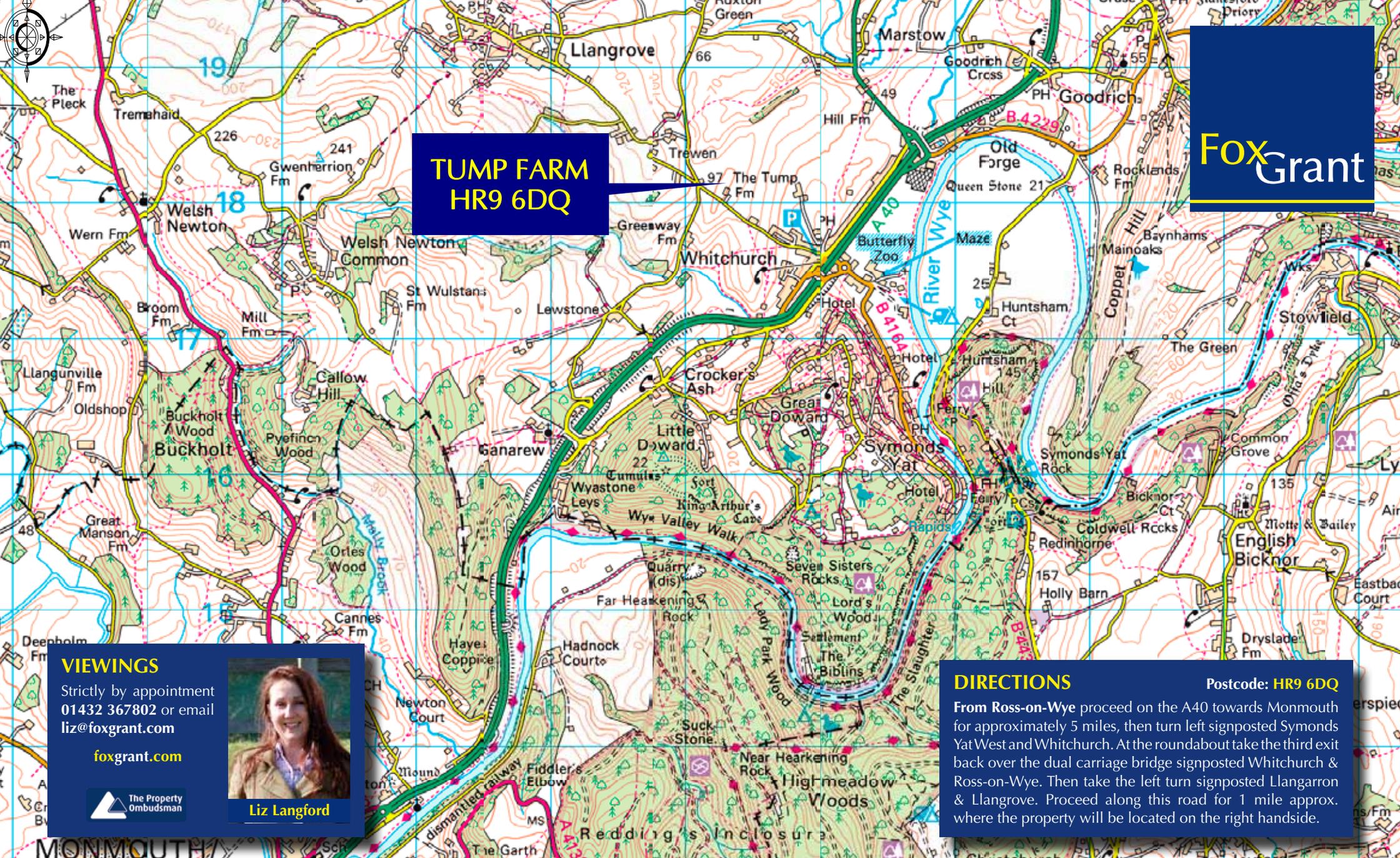
**Council Tax** House Band 'F' £2,330.42 (2016/17)

**Services** Mains electricity, water and drainage and oil fire central heating.

**Fixtures & Fittings** Unless mentioned specifically by separate negotiation.

**Particulars** Prepared in March 2017.





**TUMP FARM  
HR9 6DQ**

**VIEWINGS**

Strictly by appointment  
01432 367802 or email  
liz@foxgrant.com

[foxgrant.com](http://foxgrant.com)



**Liz Langford**

**DIRECTIONS** **Postcode: HR9 6DQ**  
From Ross-on-Wye proceed on the A40 towards Monmouth for approximately 5 miles, then turn left signposted Symonds Yat West and Whitchurch. At the roundabout take the third exit back over the dual carriage bridge signposted Whitchurch & Ross-on-Wye. Then take the left turn signposted Llangarron & Llangrove. Proceed along this road for 1 mile approx. where the property will be located on the right handside.

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