

An aerial photograph of a large, two-story red brick house with a dark grey roof and white window frames. The house features a central entrance with a small porch and several large windows. It is surrounded by a well-maintained green lawn, a gravel driveway, and a dense line of trees and shrubs. In the background, there are rolling green hills under a clear blue sky.

The Old Parsonage
Dilwyn
Hereford



The Old Parsonage

Dilwyn, Hereford, HR4 8HW

Leominster 5 miles, Hereford 13 miles (all distances approximate)

An imposing former vicarage with land in a desirable north Herefordshire village

Accommodation and amenities:

Kitchen/breakfast room, Drawing room, Dining room, Sitting room, Family room, Study, Utility, Boot room, Games room, Cloakroom, Downstairs shower room, Six bedrooms, Two bathrooms, Cellars

Outside:

Walled gardens, Two garages, Workshop, Store, Paddocks
In all just over 6 acres



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Situation

Amenities in Dilwyn village include The Crown pub (owned by the Parish Council), St Mary's church and a primary school.

More comprehensive facilities can be found nearby in the market towns of Kington and Leominster and the Cathedral City of Hereford, which is the cultural and economic hub for the county and has all the facilities one would expect of an important regional centre.

There is excellent schooling nearby from both the private and state sectors including Hereford Cathedral School and Hereford Sixth Form College.

Trains run from Hereford station direct to London Paddington and Birmingham. Leominster station has direct services to Manchester and Cardiff.

For sale freehold

A former vicarage situated in one of north Herefordshire's prettiest villages, noted for its historic timber-framed buildings arranged around a village green. Surrounded by beautiful rolling countryside, Dilwyn is part of the famous Black and White Village Trail.

The early Victorian, detached, two storey property has attractive brick elevations, large windows and a slate roof. The house sits in a quiet position near the centre of the village and is not listed.

The spacious, well-proportioned and beautifully presented accommodation extends to nearly 5,800 square feet and has many period details including a Minton tiled floor and a carved stair in the hallway.

The garden has a large level lawn with a Ha Ha overlooking the paddocks. The walled vegetable garden leads to an orchard with greenhouse and chicken run. The land, extending to about four and a half acres is divided into three stock proof enclosures. There is a gravel drive and a parking/turning area in front of the house as well as two garages and other useful outbuildings.









Wayleaves, easements and rights of way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. There are no public rights of way across the property.

The paddocks are subject to an overage deed - full details can be obtained from the selling agents.

Services

Mains electricity, water and sewerage. Oil fired central heating. Fibre broadband.

Fixtures & fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded.

Energy Efficiency Rating

EPC = E



Local Authority

Herefordshire Council, tel 01432 260000
Council Tax Band: G (£3,275.90 for 2020/21)

Directions

From Leominster take the A44 signed Monkland and Kington. After about 5 miles, turn left off the main road towards the village. The driveway to The Old Parsonage is on the left after about 0.25 of a mile.

<https://w3w.co/chariots.loose.bulbs>

GPS 52.18865, -2.85678









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We would be delighted to tell you more.

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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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