



# Tidnor House

Lugwardine, HR1 4AS



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Tidnor Farm, Lugwardine, HR1 4AS

**6 Bedrooms**    **2 Bathrooms**    **4 Receptions**    **23.8 Acres**

“A rare opportunity to create an enchanting rural estate...”

Scott Richardson Brown CEO

- Surrounded by picturesque Herefordshire countryside and enjoying over 600 meters of river frontage to the River Lugg, Tidnor House offers an exciting project. This as a lifestyle opportunity to create an idyllic rural family estate and/or a development opportunity subject to planning consents.
- The substantial period house, in need of modernisation and renovation, features bright, generously proportioned rooms that retain many of the original period features.
- Two charming cottages currently serving as residential rentals, could easily be re purposed as lucrative holiday lets or comfortably used by owners during any refurbishment programme.
- A mixture of traditional and modern barns currently let under a flexible arrangement also provide the basis for an extensive equestrian yard as well as the potential development opportunity.
- Approximately 20 acres of paddocks are complimented by seasonal grazing rights to 330 acres of the neighbouring Upper & Lower Lugg Meadows.
- 600 meters of river frontage to the River Lugg, including fishing rights, complete this beautifully located rural idyll.



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**5,167 sq ft (480 sq m)**



## The kitchen

The spacious kitchen awaits an update, but offers the new owners a blank canvas to create their dream country kitchen for family time and informal entertaining.

Tucked into a recess, an AGA embodies countryside living, whilst the remaining space could easily accommodate wall and floor mounted units, a central island and a large kitchen table and chairs.

Next to the kitchen, a practical utility room/pantry offers extra storage space for food and household appliances, whilst also providing easy convenient access to the downstairs WC.



## The dining room

Ideal for formal entertaining, the dining room offers ample space for a large table and chairs and a built-in corner cupboard provides useful storage. A stone inglenook fireplace commands attention as the focal point of the room, whilst a large rear-facing window bathes the room in natural light.



## The living room

Well proportioned and generously sized, the living room features high ceilings with original cornicing and a charming ceiling rose. An open fireplace, complete with a detailed surround offers cosy warmth, whilst a large bay window ensures the room is flooded with ample natural light.



## The study

The large study features a glazed door that leads out in to the garden and ensures the room is a bright and airy space to work. The room also features the same high ceilings found throughout the ground floor of this property.



## First floor bedrooms

A large spacious landing leads to the bedrooms and bathroom facilities on this first floor and features an additional staircase that ascends to the bedroom and bathroom on the second floor.

Each of the five bright and airy bedrooms on this floor feature high ceilings and ornate fireplaces. Large sash windows in each of the rooms frame views of the picturesque countryside that surrounds the property.



## The family bathroom

The generously sized first floor family bathroom offers the new owners a great opportunity to create their ultimate bathroom.

Additionally, serving the bedrooms on this level is a shower room, complete with a WC, washbasin, and shower cubicle.





## The second floor bathroom

This stylish and well appointed contemporary bathroom comprises part of the large second floor bedroom suite which also includes a dressing room.



## The garden

This south west facing garden presents an opportunity to design and layout the garden of your dreams. The presence of mature trees and shrubs along with an original water feature offers an established base for landscaping and creative development. Such immediate maturity would perfectly complement the elegance of this significant property.





## The cottages

The two fully modernised cottages offer very comfortable and functional accommodation. They currently provide an income as residential lets but could easily be re-imagined to either serve as holiday rental accommodation or as secondary accommodation whilst renovation work to the main house is completed.





## The Stable Cottage

The larger of the two, this one bedroom, single story, cottage consists of a modern well equipped kitchen and a large sitting room with French doors that open outside on to a patio area.

The bedroom is a generously sized double with a walk in wardrobe and a well appointed en suite shower room.



## The Barn Cottage

The ground floor of Barn Cottage features an open plan, well equipped, living/kitchen area with a useful separate boot room. The bedroom is situated on the first floor, along with a bathroom, and will comfortably accommodate a double bed with space remaining for a chest of draws and a small wardrobe.



## The barns and outbuildings

The range of modern and traditional barns offer either opportunity for the development of a recreational equestrian facility, for running an agricultural small holding or for potential redevelopment into residential properties subject to planning consents.

A large concrete parking area and six bay carport provides parking for visitors and cottage tenants alike.



## The pastures

The twenty acres are made up of several fields that sit to the east, north and south. The fields to the north and the east are conveniently accessed from the rear of the farmyard and barns and are connected to the mains water supply.

The fields to the south are accessed by crossing the lane at the end of the drive, and feature over 600 meters of beautiful river frontage on the River Lugg.



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## The Upper & Lower Lugg Meadows

Accompanying the twenty acres of pastures of the home farm are seasonal grazing rights to over the 330-acre Upper and Lower Lugg Meadows for both cattle and sheep.

Dating back to the time before the Domesday Book, Lugg Meadow is one of the most important surviving Lammas Meadows (common meadows opened for communal grazing on Lammas Day, the 1<sup>st</sup> August).



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## The fishing rights on the River Lugg

Owning the fishing rights to 600 meters of the River Lugg is an exclusive privilege, whether it's fly fishing for trout or angling for coarse fish, every excursion promises moments of relaxation and excitement amidst the picturesque scenery of the River Lugg.

On the days without a rod, the river's gentle flow offers a sanctuary and a deep connection with nature that provides the perfect escape from the bustle of everyday life.



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## Location

Lugwardine epitomises idyllic rural village with picturesque landscapes and rich historical heritage. The various amenities catering to the community's needs, include a village hall, post office, pub and primary school. Sporting enthusiasts can enjoy activities such as cricket and football at the local clubs.

For nature lovers, the scenic surroundings invite exploration, offering opportunities for leisurely walks, invigorating cycle rides and peaceful horse rides amidst the beauty of the countryside. Lugwardine is conveniently located near several villages and towns, including Withington, Bartestree and Dormington.

Hereford, a delightful cathedral city on the banks of the River Wye, is nearby and offers a rich tapestry of history and culture. The bustling city centre hosts a vibrant market, showcasing local produce and crafts. Visitors can explore museums, art galleries and theatres, or wander along the picturesque riverside.

## Services

Mains electricity & water, private drainage, oil central heating & super fast fibre broadband.

## Council Tax

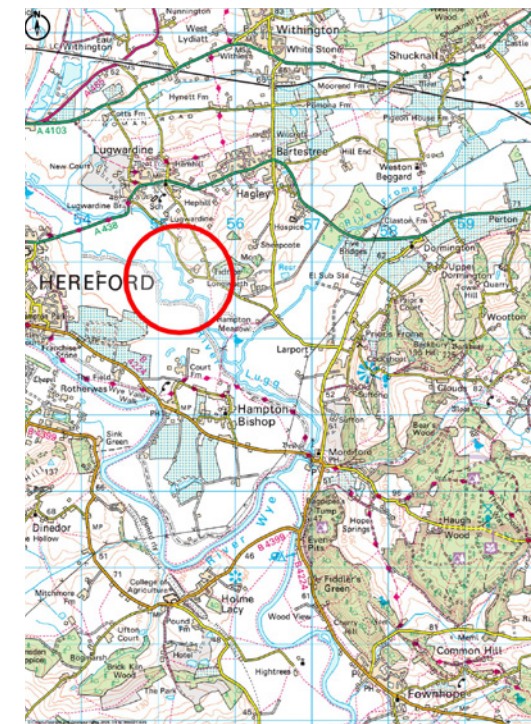
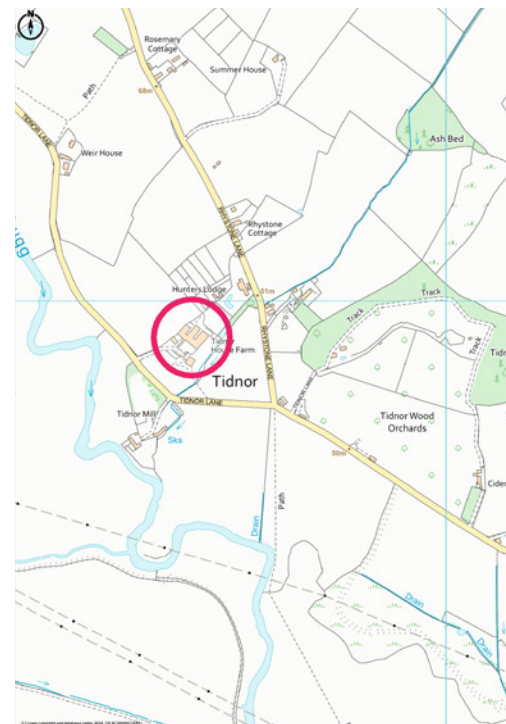
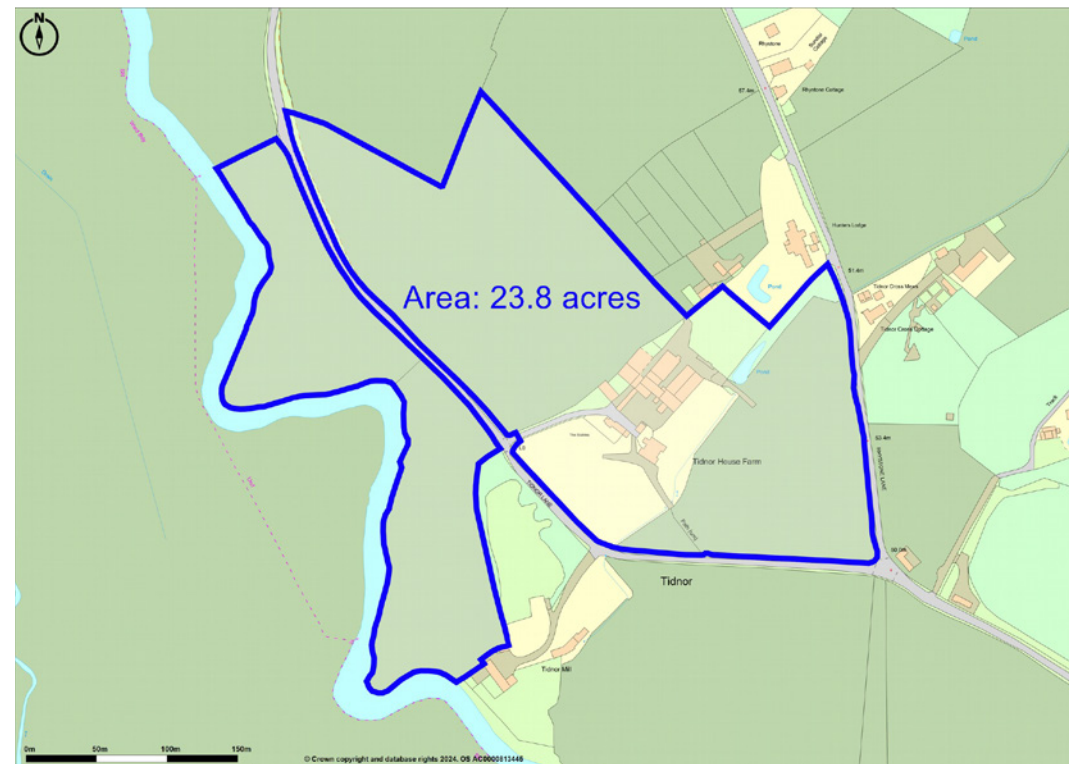
Tidnor House - **Band G**

The Barn Cottage & The Stable Cottage - **Band A**

## Agent's note

The two cottages are currently let out on rolling six month 'Assured shorthold tenancy agreements (AST) with a two month notice period.

The farm buildings are currently let under a flexible agreement with a two month notice period within the grazing season (April - October).



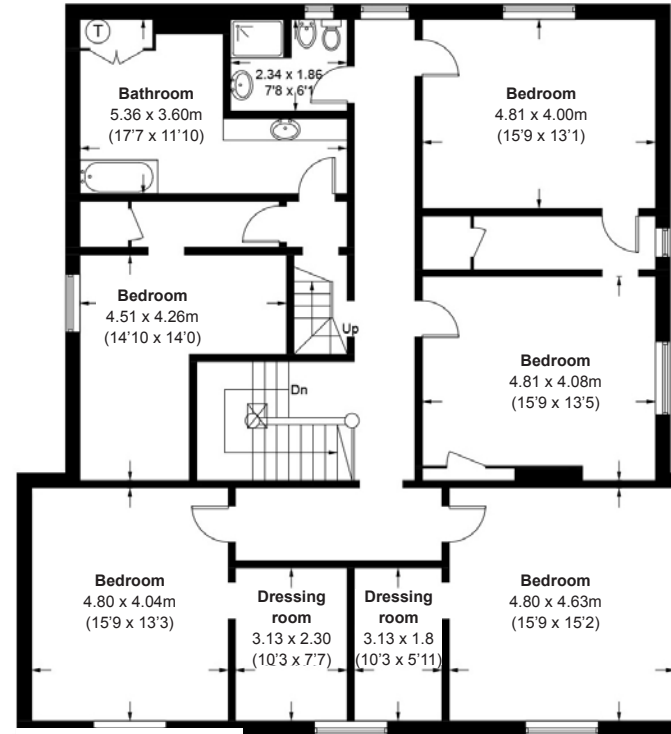
# Tidnor House

Approximate Gross Internal Area = 400.20 sq m / 4,308 sq ft / Cellar = 79.8 sq m / 859 sq ft)

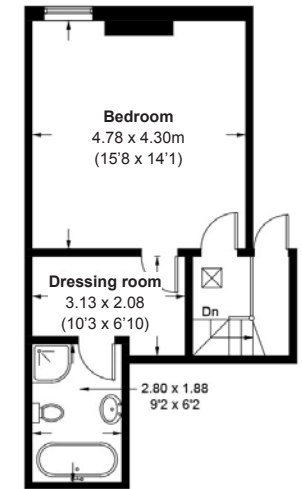
Total = 480 sq m / 5,167 sq ft



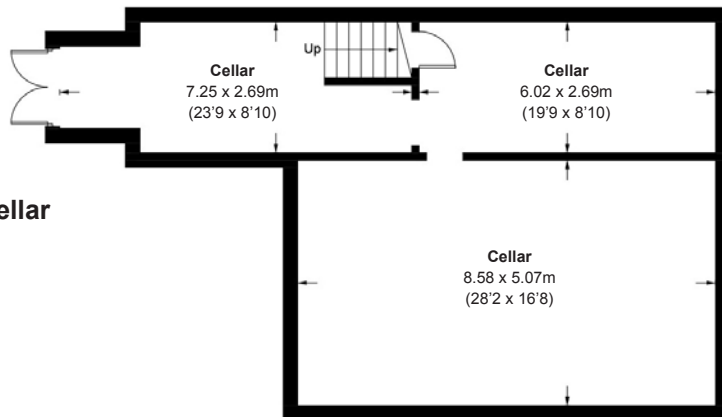
Ground floor



First floor

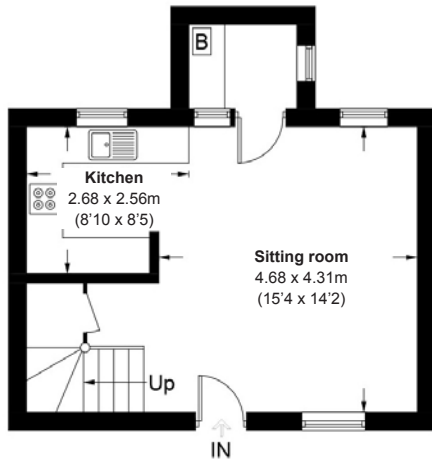


Second floor

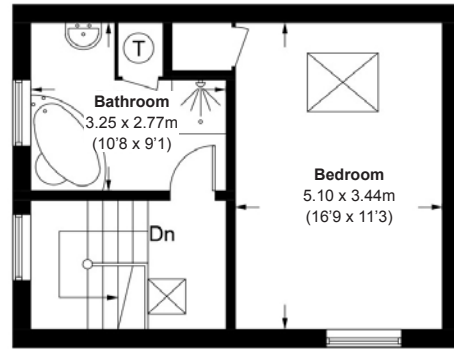


Cellar

# The Cottages

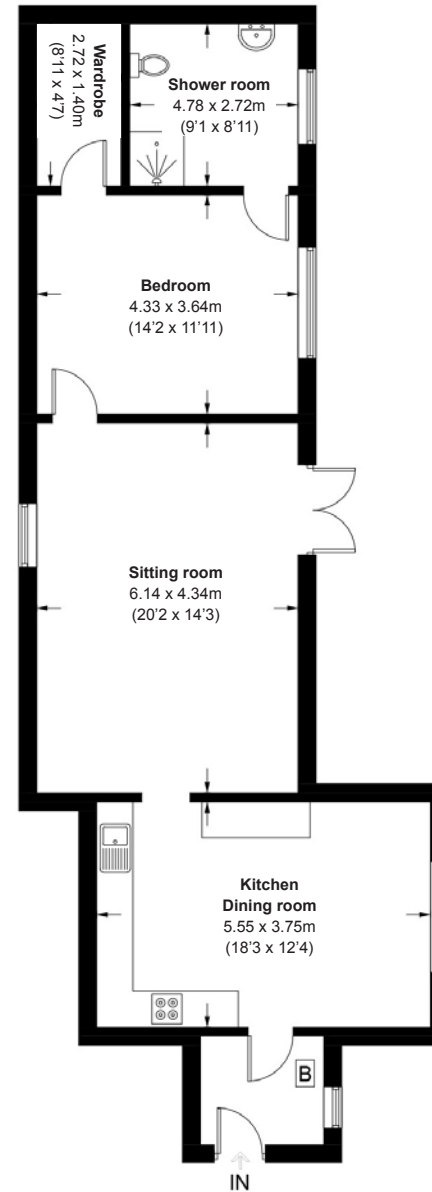


Ground floor



First floor

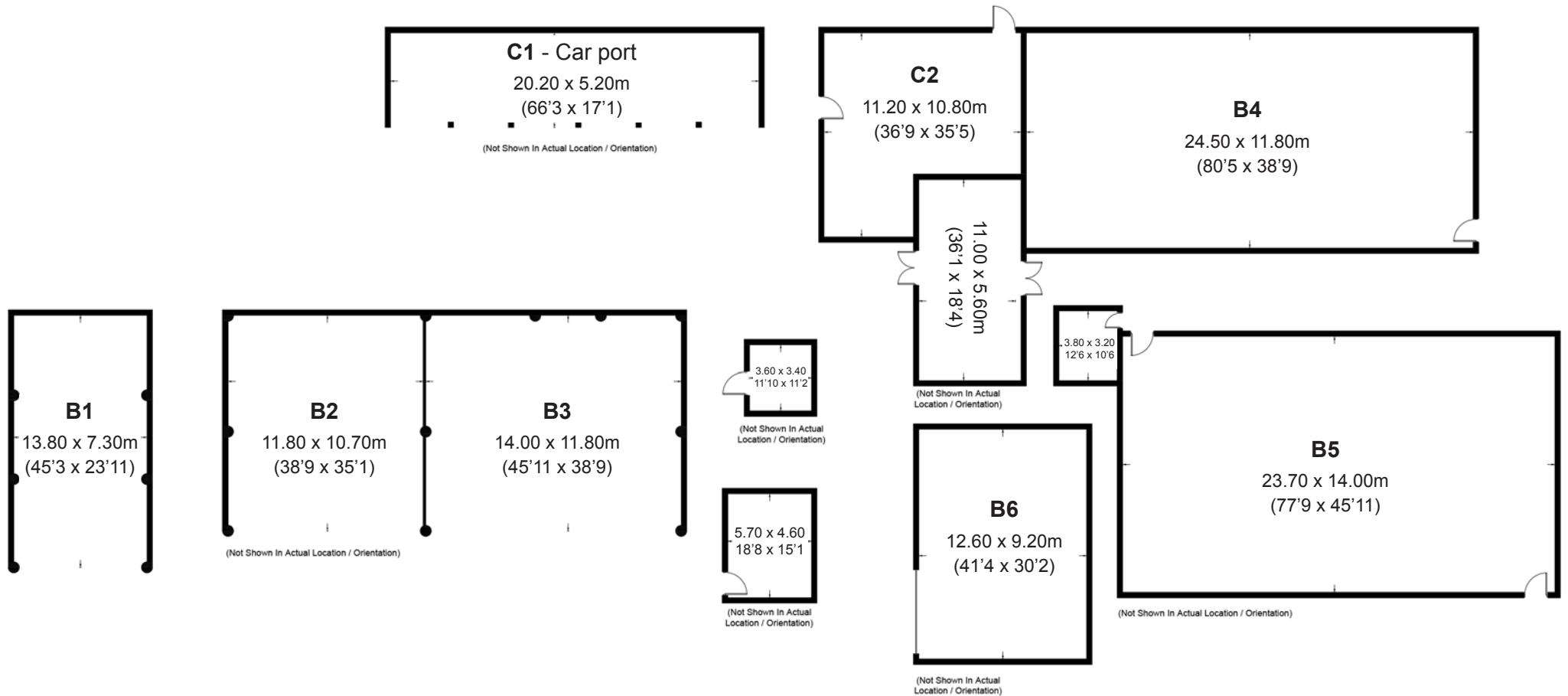
**The Barn Cottage**  
 Approximate Gross Internal Area  
 69 sq m / 743 sq ft



**The Stable Cottage**  
 Approximate Gross Internal Area  
 81.3 sq m / 875 sq ft

# Tidnor Farm outbuildings

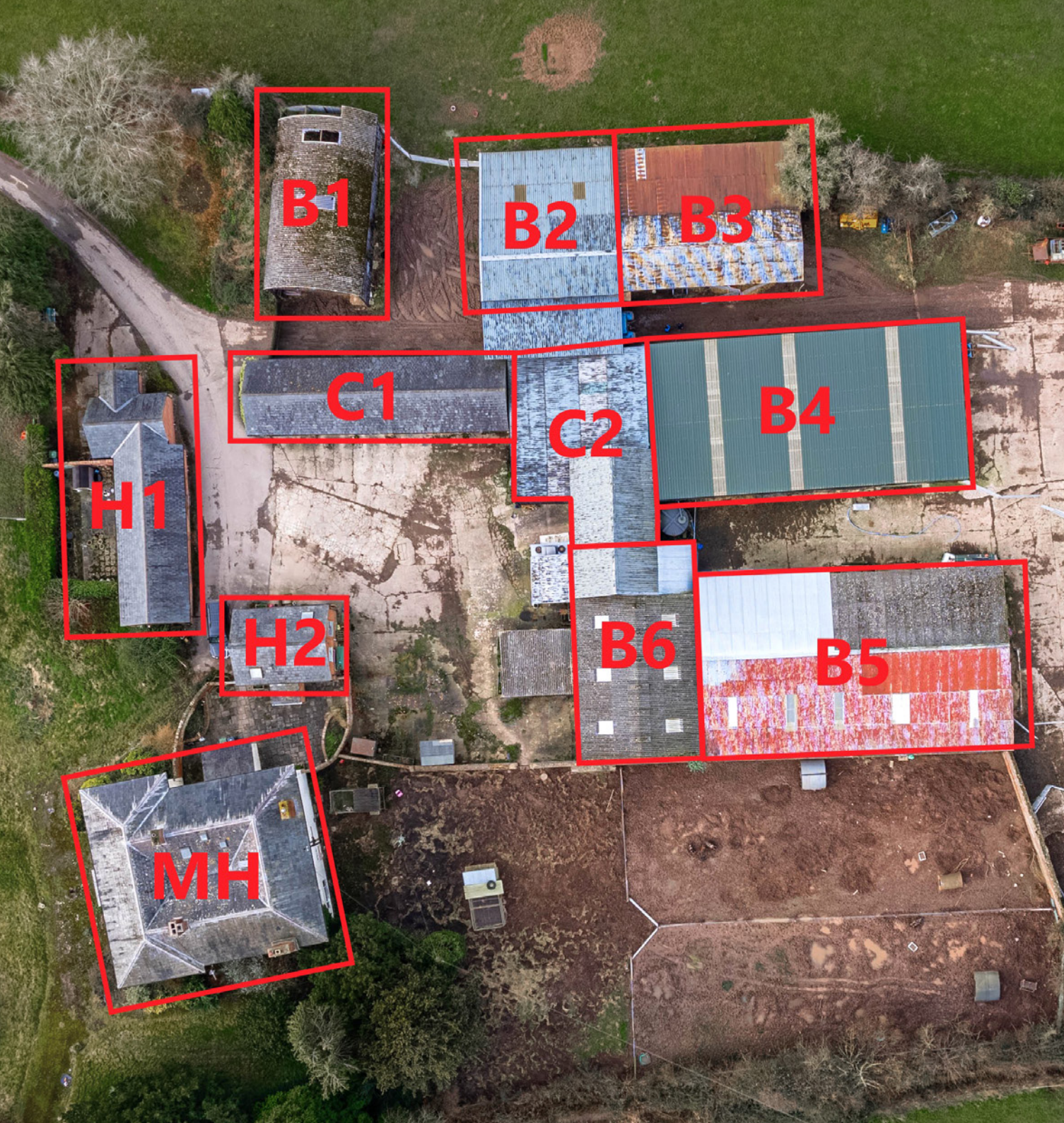
Approximate Gross Internal Area 958.7 sq m /10,319 sq ft (Excluding the car port)



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



## Plot plan

The plot plan identifies individual barns with corresponding dimensions.

MH - Tidnor House

H1 - The Stable Cottage

H2 - The Barn Cottage

C1 - Carport

C2 (1) - 11.20m x 10.80m (36'9 x 35'5)

C2 (2) - 11.00m x 5.60m (36'1 x 18'4)

B1 - 13.80m x 7.30m (45'3 x 23'11)

B2 - 11.80m x 10.70m (38'9 x 35'1)

B3 - 14.00m x 11.80m (45'11 x 38'9)

B4 - 24.50m x 11.80m (80'5 x 38'9)

B5 - 23.70m x 14.00m (77'9 x 45'11)

B6 - 12.60m x 9.20m (41'4 x 30'2)

# The Cathedral City of Hereford

The vibrant and historic cathedral city of Hereford, situated on the banks of the River Wye, is only five minutes away from the privacy and rural tranquillity of Tidnor House.

Transport links are served by the mainline railway station along with easy access to the motorway network via the M50.

The city is the home of the renowned Cathedral school, established 1384 and unique in its history and location, the school is one of the oldest in the country and ranked 131 in the Top 200 independent schools in the UK by The Telegraph. The school is well complimented by the successful Hereford Sixth Form College and a new university (NMITE).

Cinemas, a theatre, golf courses, soft play areas, leisure centres, a thriving café culture and regular open-air markets add to the rich cultural heritage of the city.

There are thriving specialised businesses along with an enterprise zone that offers both opportunity and full employment to this flourishing and vibrant historic city.





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