



# Bolstone Court

Bolstone  
Hereford  
HR2 6LZ









# Bolstone Court, Bolstone, Hereford HR2 6LZ

A substantial Grade II Listed residence in a lovely rural location with 5 bedrooms, over 3,500 sq. feet, a double garage, 5.5 acres and the additional Bolstone Church (currently a games room). This stunning detached Grade II Listed farmhouse occupies a lovely rural location in the hamlet of Bolstone which lies just 6 miles south of the Cathedral City of Hereford, close to the River Wye and with good access to the market town of Ross-on-Wye (9 miles) and the M50 (junction 3) motorway link.

In the local village of Fownhope there is a shop/post office, a butchers, doctors surgery, 2 public houses and an exclusive health and leisure club (Wye Leisure).

Believed to be over 1,300 years old, Bolstone Court has recently been comprehensively and sympathetically renovated and has double glazing and oil central heating and exceptionally spacious accommodation which extends to over 3,500 sq. feet and is on 3 storeys plus a cellar and there is a double garage, gardens and paddocks with 2 ponds which extend to approximately 5.5 acres. Included in the sale is the former Bolstone Church (excluding the churchyard) which is currently used as a games room in association with the main residence/Airbnb.

The whole is more particularly described as follows:-

## **Entrance Porch**

With door to the

## **Entrance Hall**

Oak flooring, radiator and access to CELLAR.

## **Lounge**

Exposed timbering and hardwood flooring, a small stone Inglenook-style fireplace with woodburning stove and flagstone hearth, 2 radiators, windows to front and side.

## **Utility Room**

Sink unit with cupboards under, worksurface and splashback, tiled floor, radiator, oil-fired central heating boiler, plumbing for washing machine and window to side.

## **Living Room**

Flagstone floor and a larger Inglenook-style fireplace with woodburning stove, exposed stonework and timbering, part panelling to walls, 2 radiators, uplighters, window to side and door to the Storm Porch.

## **Inner Lobby**

Tiled floor and radiator.

## **Downstairs Cloakroom**

Wash hand-basin and WC, tiled floor, radiator, window and extractor fan.

## **Dining Room**

Inglenook fireplace with woodburning stove, raised hearth, feature bread oven, tiled floor, 2 radiators, part wood panelled walls, windows to side, original meat-hooks, door to secondary staircase.

## **Study (currently used as bedroom 6)**

Part-panelled walls, radiator, windows to side and rear and door to the **EN-SUITE SHOWER ROOM** with a shower-boarded cubicle with mains fitment, glass screen, wash hand-basin, WC, radiator, shaver light and point, extractor fan.

## **Kitchen/Breakfast Room**

Fitted with a range of country-style base and wall mounted units with worksurfaces and splashbacks, tiled floor, Range-style cooker, breakfast bar, 2 radiators, plumbing for dishwasher, 1½ bowl sink unit, windows to side and rear and door to rear courtyard.

A hardwood staircase leads from the Entrance Hall to the

## **Half Landing**

Radiator

## **First Floor Landing**

Exposed timbering, window to front.

## **Bedroom 1**

Exposed floorboards, windows to side and rear, 3 radiators, walk-in storage cupboard and door to further storage area with connecting door to Bedroom 3 and door to the **EN-SUITE SHOWER ROOM** with a large shower boarded cubicle with mains fitment and glass screen, wash hand-basin and WC, radiator, extractor fan, shaver light and point.

## **Bedroom 2**

Exposed floorboards, 2 radiators, feature fireplace with iron stove, windows to front and side and **DRESSING ROOM** with boarded floor, radiator, window to side and door to the **EN-SUITE SHOWER ROOM** with double shower-boarded cubicle with mains fitment, wash hand-basin and WC, radiator, shaver light and point, extractor fan, window to rear.



### The staircase continues to the Second Floor Landing

With access to eaves storage space.

### Bedroom 3

With restricted ceiling height, radiator, window to side.

### Dressing Area

Radiator, storage cupboard, access to eaves storage space.

### Bathroom

Comprising roll-top bath with mixer tap and shower attachment, wash hand-basin and WC, Velux roof window, radiator, extractor fan, shaver light and point.

A rear staircase leads from the Dining Room to the

### Rear Landing

Radiator, hatch to roof space, window.

### Bedroom 4

Radiator and window to side.

### Bedroom 5

Radiator, windows to side and rear and door to the EN-SUITE SHOWER ROOM with boarded shower cubicle with mains fitment, wash hand-basin and WC, radiator, shaver light and point, extractor fan.

### Directions

From Hereford go out on the Ledbury Road A438 and then just past the fire station take the right turning for Fownhope B4224, continue on this road past Hampton Bishop and Mordiford, take right signed posted Holme Lacy, into middle of the village, left turn signed posted Holme Lacy Church & Bolstone, go on this road for 2.4 miles and Bolstone Court indicated by For Sale Board.

Directions - What3words - shadow.known.motivator

### Outside

The property has access over a driveway to a large gravelled area with parking and turning space and the LARGE DETACHED GARAGE with 2 sets of double doors, light, power, window and side door leading to a gravelled courtyard with original well pump, stone walling and side access via a flagstone pathway with access to a lawned garden with a paved patio and brick-built barbecue. To the front there is a flagstone patio and the garden is enclosed by post and rail fencing.

THE LAND is essentially divided into 3 paddocks which are inter-connected and horseshoe the property, being enclosed by a mixture of hedging and stock-proof fencing and with 2 ponds, water supply and a secondary access from the road. A public footpath crosses the land. To the side of the land there is an adjoining triangular lawned garden with picket-style fencing.

The whole extends to approximately 5.5 acres.

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Services

Mains water and electricity are connected. Private drainage system. Full fibre broadband with Cloudphone landline. Oil-fired central heating.











The Church

## THE CHURCH

Included in the sale is the Church of St John of Jerusalem (also known as St. Dubricius's) originally built in the 12th Century with 13th & 14th Century additions/alterations.

The Church has its own access and parking area to the front and pedestrian access from Bolstone Court. It is currently used as a large games room and has many of the original features such as the alter, font, pulpit, leaded glazing, part board and tiled floor, and full-height tongue and groove boarded ceiling and lends itself ideally as a games room/studio but equally has potential to convert into a separate residence (subject to necessary planning consent).

Separate electric meter, lights and power, wall mounted electric heaters.



The Church - Floor plan

### Ground Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.4 sq. feet)

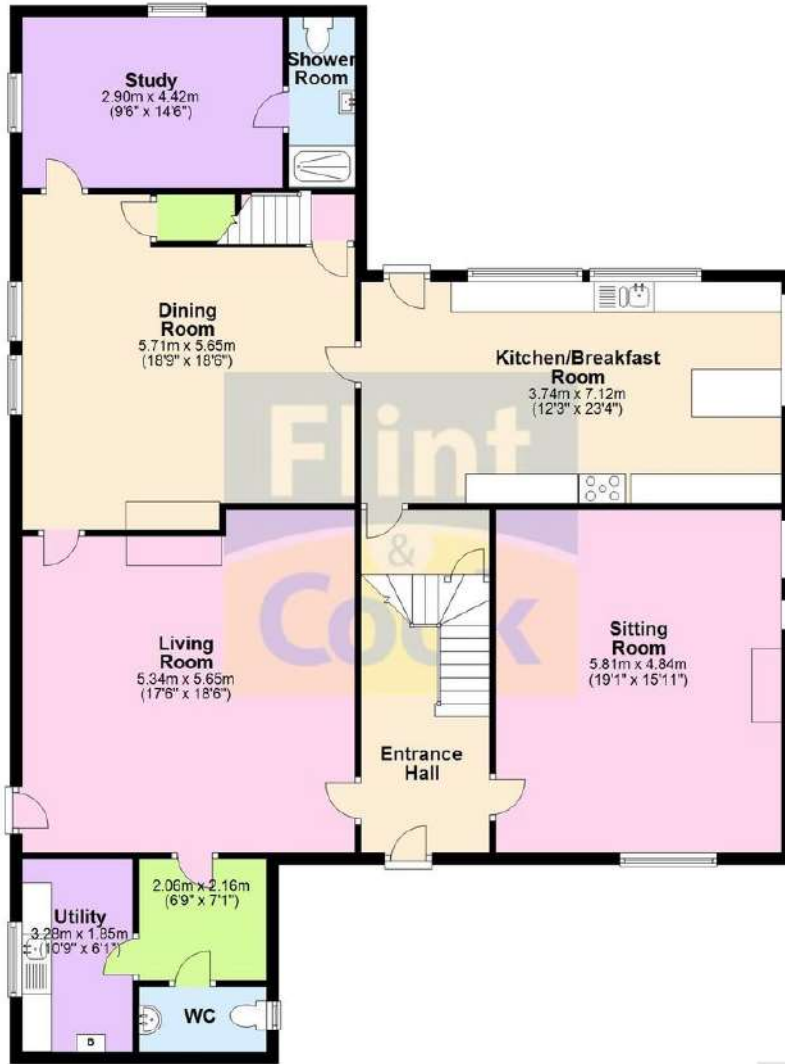
This plan is for illustrative purposes only.  
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**Bolstone Court**

**Ground Floor**

Approx. 163.3 sq. metres (1757.9 sq. feet)



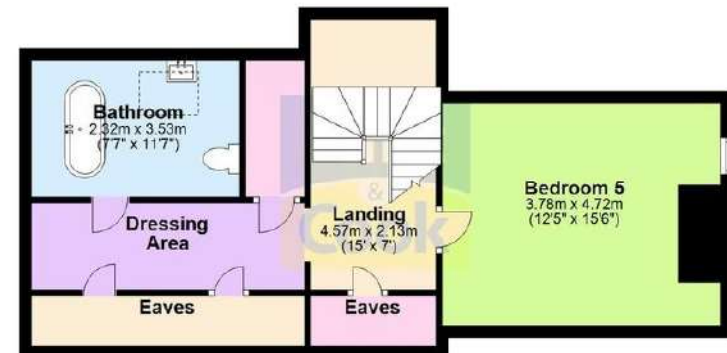
**First Floor**

Approx. 117.9 sq. metres (1269.3 sq. feet)



**Second Floor**

Approx. 52.9 sq. metres (568.6 sq. feet)



Total area: approx. 334.1 sq. metres (3595.8 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.





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