



Palace Farm & Cottages

St. Weonards, Hereford

Carter Jonas

Palace Farm & Cottages
St. Weonards
Hereford
Herefordshire
HR2 8PL

Holiday letting complex and equestrian facility with far reaching and panoramic countryside views.

The property provides a recently refurbished farmhouse, currently divided to provide three holiday letting cottages with potential to develop a fourth cottage, subject to gaining the necessary consents.

In addition, a 3-bedroom purpose-built timber lodge with a high degree of privacy from the holiday letting business and a further detached 2-bedroom bungalow.

There is potential to develop a glamping business from the land, subject to gaining the relevant consents.

Facilities include pasture and paddocks including purpose-built Monarch stabling within an agricultural barn and 64m x 24m manège.

In all, extending to approximately 21.94 acres.

Offered for sale by private treaty.

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Location

Palace Farm & Cottages is located close to the English and Welsh border in rural Herefordshire with panoramic views over the surrounding countryside, yet only 11 miles from Hereford, the county town. Hereford provides amenities and facilities including shopping, restaurants, a cinema, theatre, dental practice, doctors' surgery and secondary school.

Hereford is well known as a tourist location due to its cathedral and its location on the River Wye. The town provides a mainline railway station with London Paddington service.

The nearest village is St Weonards, located on the A466, 1 mile away, with church, post office and stores. The village of Orcop is 2 miles away with village hall, church and The Fountain Inn pub, known for good food within the area.

The picturesque market town of Ledbury (25 miles away) and Monmouth (8 miles away) are easily accessible. The independent Monmouth School has a nationally recognised reputation for excellence.

Local tourist attractions include the Royal Forest of Dean which is extremely popular for mountain biking and outdoor pursuits. In addition, the Wye Valley is renowned for its canoeing, walking, cycling and horse riding.

Symonds Yat is a popular tourist attraction with boat trips available and a pub that overlooks the river. Symonds Yat Rock is regularly used in filming due its picturesque nature. Local tourist attractions in the area include the Forest Railway, Goodrich Castle (English Heritage), Tintern Abbey, Go Ape, the Beechenhurst Forest Centre, Weir Garden at Swainshill (National Trust), the Haugh Wood Butterfly Trail at Hereford, Big Pit National Coal Museum and Hampton Court Castle.

The Business

The holiday letting business was established in 2020 and the current owners have invested significantly in refurbishing the property to provide three high-quality holiday cottages as well as the detached bungalow. The business is currently promoted through their website, www.palace.farm, as well as through Sykes Cottages, Airbnb, ManorCottages.co.uk, Vrbo, and Booking.com. Marketing efforts are also supported by social media platforms including Facebook, and the cottages have

reviews on both TripAdvisor and Google. All three cottages within the farmhouse can be booked together, accommodating up to 12 guests in total.

The unique selling point of the property is the land and the equestrian facilities including high-quality stabling and 64m x 24m manège with panoramic views over the surrounding countryside.

The land has the potential to be used for glamping, while the barn adjoining the farmhouse could be converted into an additional holiday cottage, subject to the necessary planning permissions. The barn has already undergone significant external improvements, including a new roof and windows, and now requires an internal fit out. There is potential to connect it directly to the farmhouse to create an adjoining holiday cottage. Alternatively, it could be transformed into a unique guest amenity

such as a cinema room or a vaulted-ceiling party/dining space. Subject to gaining the necessary consents.

Gross turnover year ending March 2025 of £66,390, £56,610 in 2024 and £24,170 in 2023.

Trading information can be provided to bona fide purchasers.

Palace Farm Lodge

At the front of the site is a contemporary style, detached lodge that enjoys panoramic countryside views towards Ross-on-Wye. The Lodge was built in 2021 and imported from Estonia by Mobile Timber Homes UK.

The ground floor accommodation comprises an entrance hall that leads through into an open-plan sitting/dining room and kitchen area, with picture windows to the side offering scenic views over the surrounding land and countryside. An inner hall provides access to three bedrooms, including a principal bedroom with en-suite bathroom. There is also an additional shower room off the hall. Outside, a patio wraps around the front of the property, ideally positioned to take in the scenic countryside views.



Palace Farmhouse

Palace Farmhouse is a totally refurbished two-storey, upside-down cottage designed to make the most of the countryside views. The upper floor features an open-plan sitting room, dining area, and kitchen with exposed roof trusses and beamed ceilings. Picture windows and Juliette balconies frame the scenic surroundings, and there is potential to convert the flat roof into a balcony for outdoor seating. The kitchen includes a breakfast bar positioned to enjoy the views.

On the ground floor, there is a utility room equipped with a dog shower. Both Bedroom 1 and Bedroom 2 benefit from en-suite shower rooms, and there's an additional cloakroom.

Outside, the property offers a gated gravel parking area to the side, leading to a rear patio area and enclosed gardens which are mainly laid to lawn. (Sleeps 4)



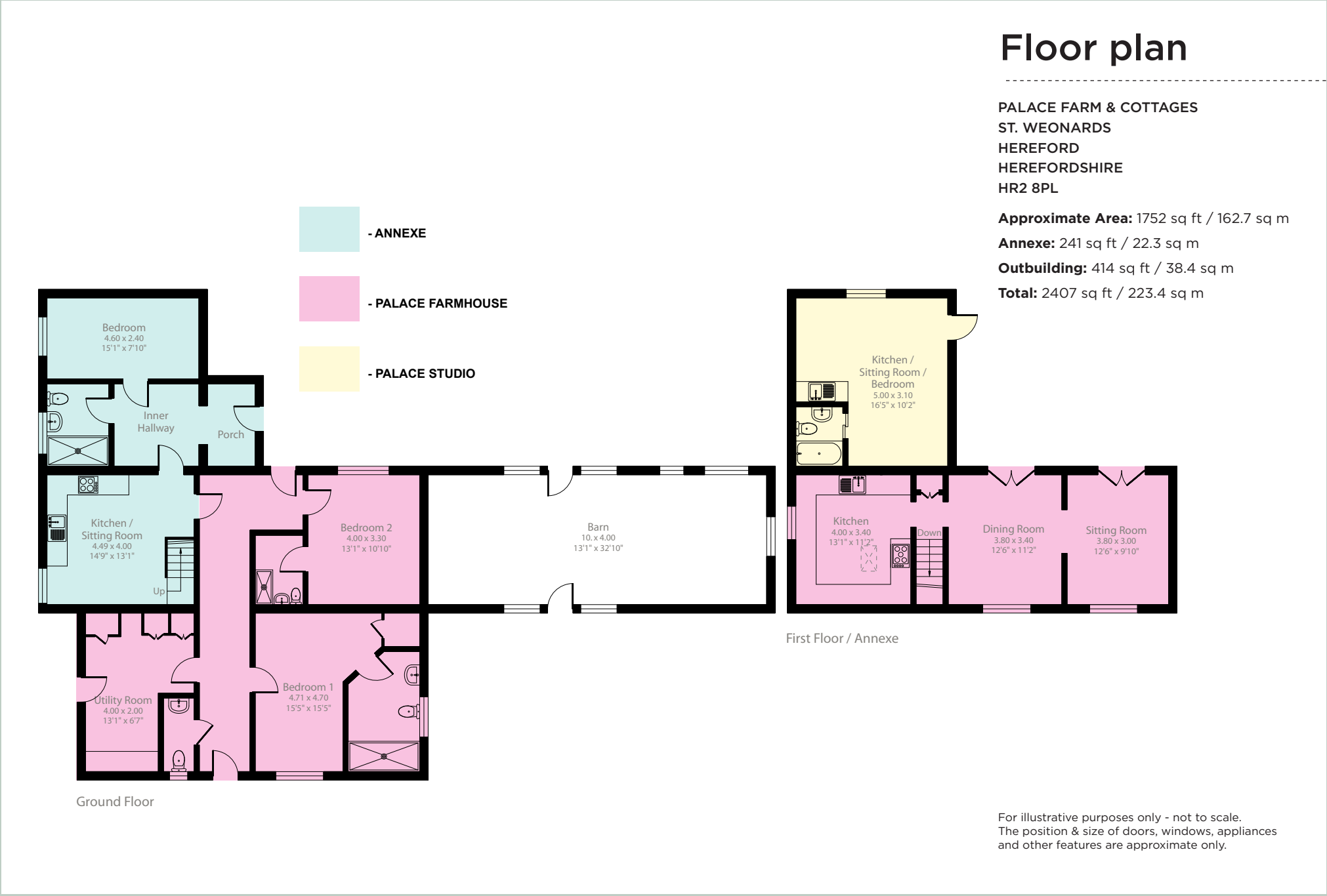
The Annexe

Adjoining the farmhouse is a self-contained annexe with its own entrance porch leading into a hallway with doors to rooms. The accommodation includes an open-plan sitting/dining room, and kitchen area, along with a bedroom and shower room. An interconnecting door links the annexe to the main farmhouse, allowing it to be let together if desired, offering flexibility for larger groups or extended families. (Sleeps 2)





Palace Studio
First floor studio apartment accessed by external stone steps leading into an open plan sitting/dining room and kitchen area and bedroom with access to an en-suite shower room. Exposed roof trusses and a limited eaves height in part. (Sleeps 2)



Palace Bungalow

Located off the entrance drive is a detached, 2-bedroom bungalow, subject to an Agricultural Occupancy Condition. The property has recently been refurbished and is set in its own gardens with views over the surrounding countryside towards the hills.

The accommodation provides a hall, sitting room with countryside views, a kitchen/ diner, 2 bedrooms and a shower room. Adjoining single garage. (Sleeps 4)



Outside

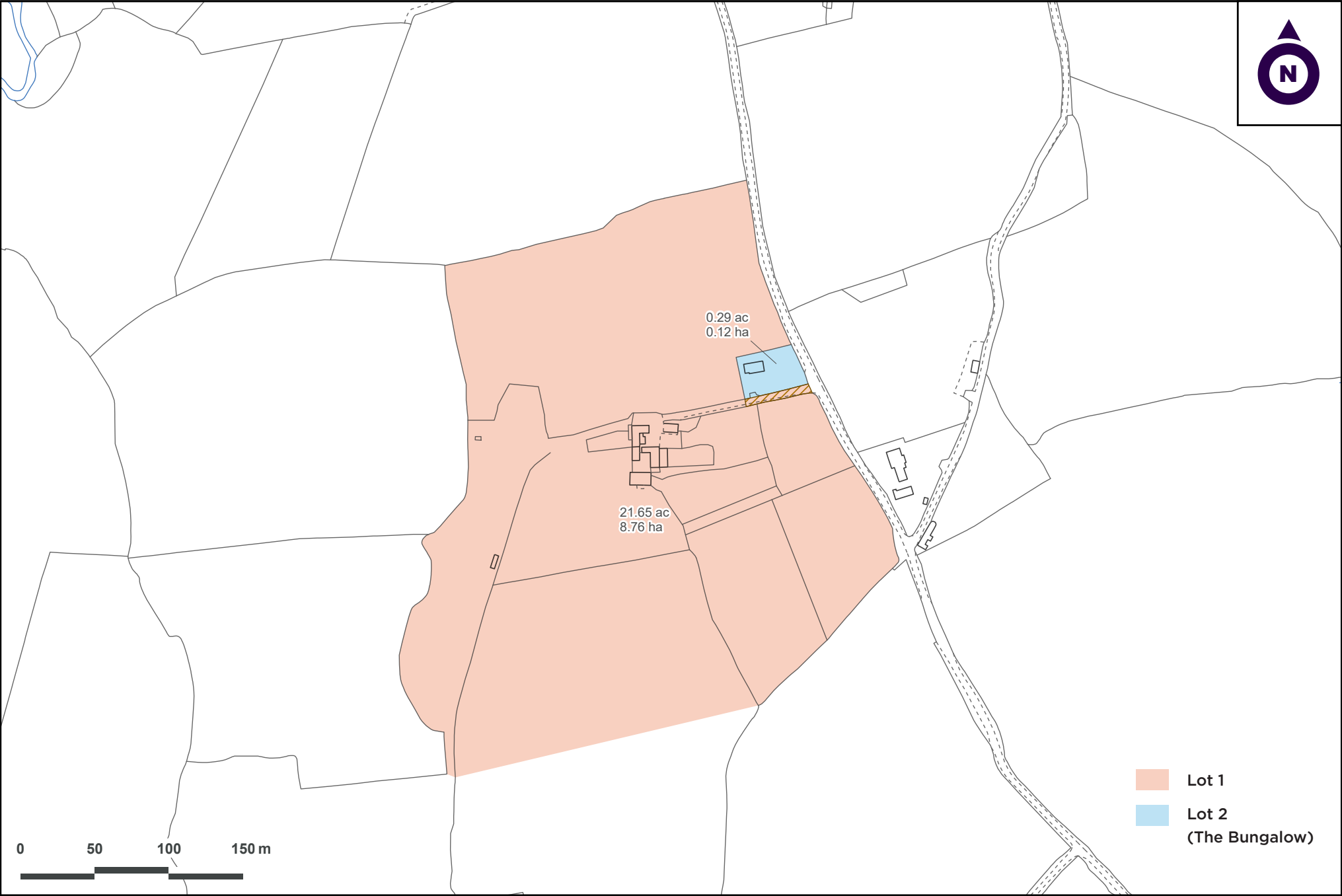
The property is accessed via a newly laid asphalt driveway, completed in 2022.

The land extends to approximately 21.94 acres of pasture, most recently used for equestrian purposes, and is well-fenced with post and rail paddocks and a 64m x 24m manège, built in 2020 for the livery business, with an xRide surface.

Modern agricultural barn of 18.28m x 18.28m (60ft x 60ft) which has been upgraded with American-style, 14ft x 14ft Monarch stabling to provide 4 loose boxes, a solarium along with a secure tack room, feed room, WC facilities and kitchen area. Separate workshop area. Equipped with three electric roller doors, internal and external water taps, as well as power and lighting.

The land has the potential to be used for a glamping business due to its panoramic views over the surrounding countryside to May Hill and with the refurbishment of the property, the electricity supply and drainage has been upgraded to support the addition of on-site glamping units.





Method of Sale

The property is offered by sale by private treaty as a whole or excluding The Bungalow, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & Possession

The freehold interest is offered for sale with vacant possession available on completion.

EPC Ratings

Building	Rating
Palace Farmhouse	C
The Lodge	C
Palace Bungalow	D

Council Tax

Building	Band
Palace Farmhouse	D
Palace Bungalow	C

Services

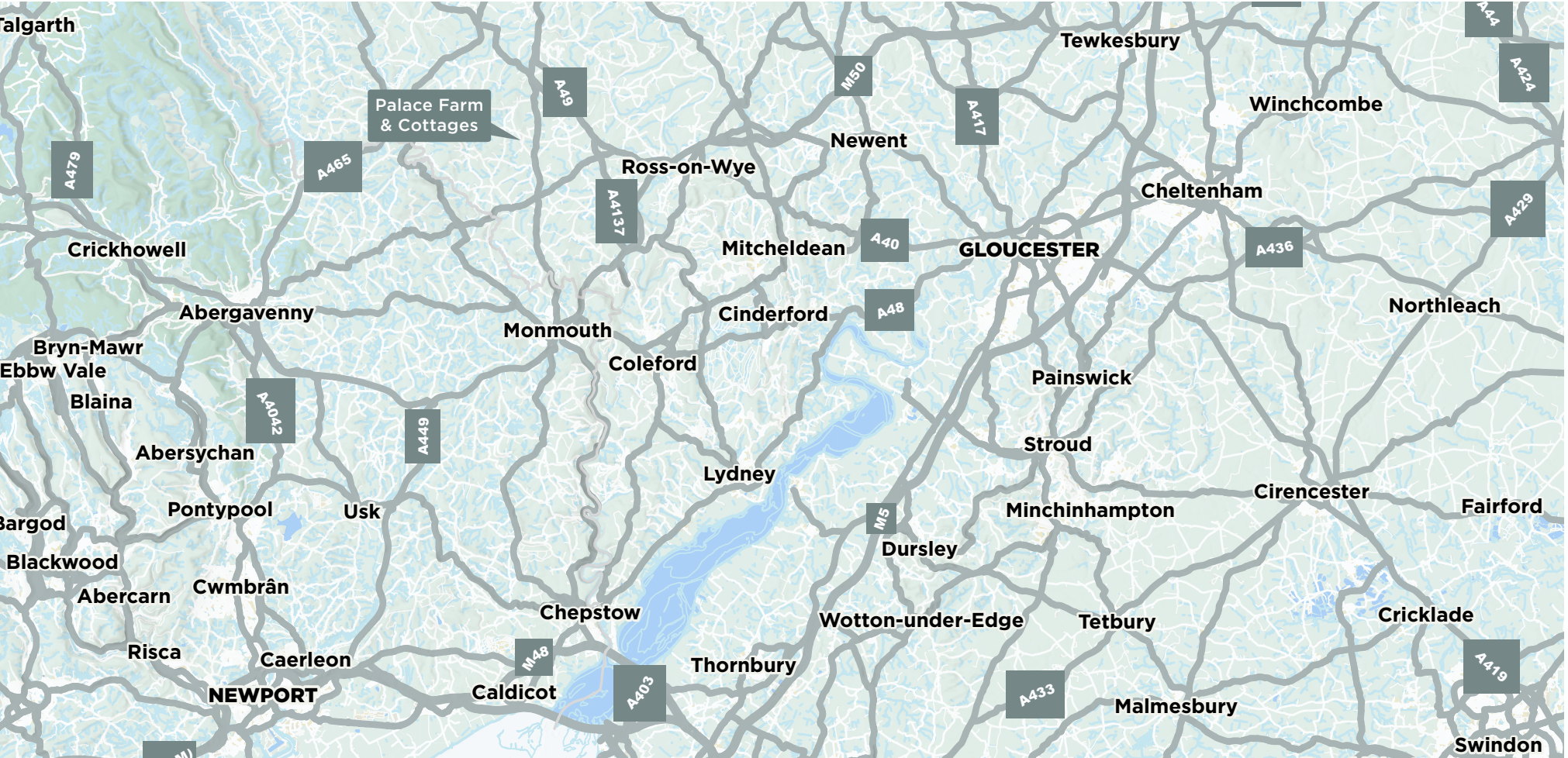
The property is serviced by mains electricity, mains water and a private drainage system.

Viewings

Strictly by appointment with agents Carter Jonas, 01823 428590.



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