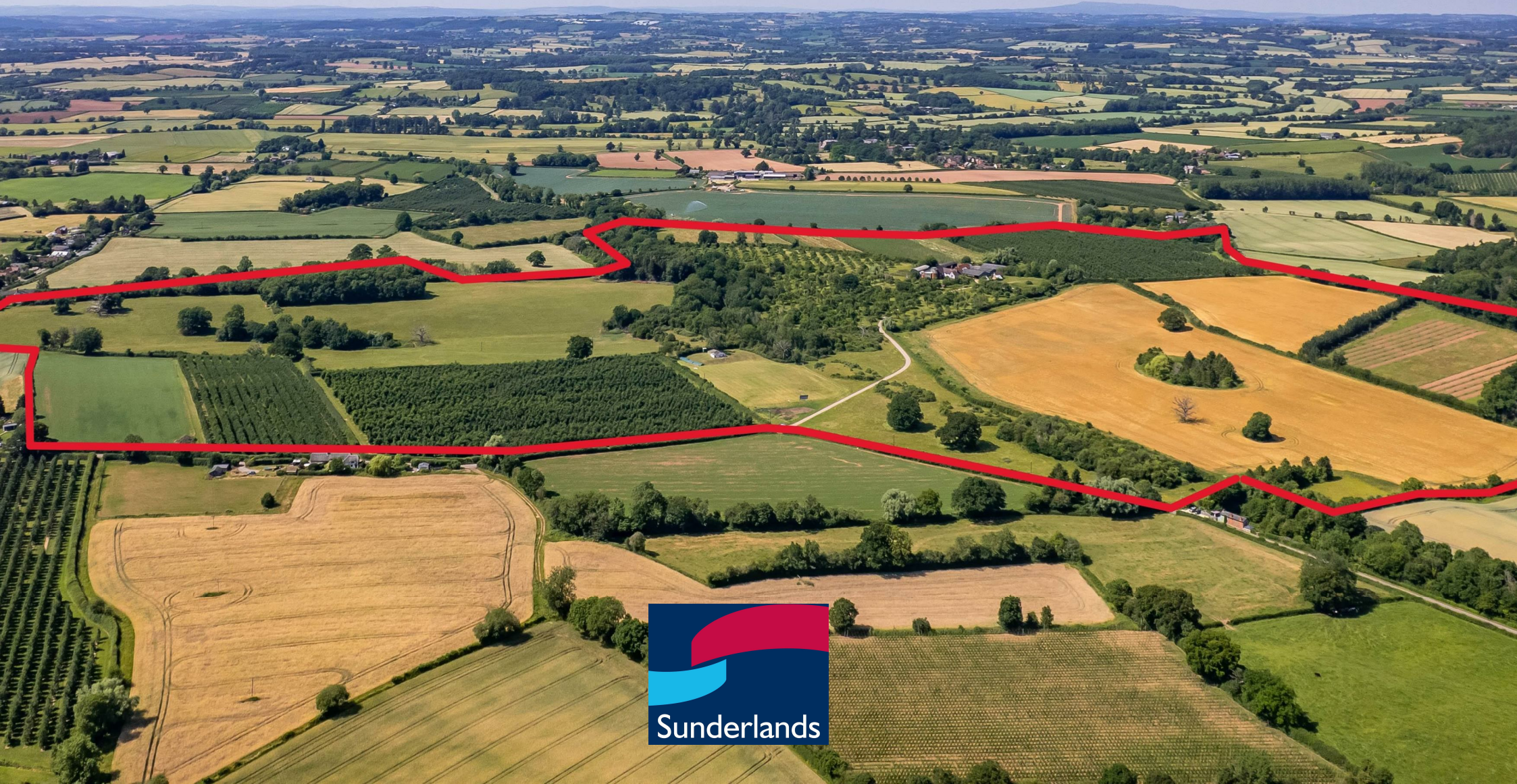


WALSOPHTHORNE FARM

ASHPERTON, LEDBURY, HR8 2SB



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Walsopthorne is one of East Herefordshire's quietly remarkable historic farms — a landscape shaped by more than a thousand years of continuous occupation. First recorded in the Domesday Book as WalesAlpedor, meaning Waltheof's Appletree, it formed part of the ancient Welsh Marches frontier. The farm has continued its diverse nature with cider orchards, hop yards and arable land.

WALSOPTHORNE FARMHOUSE

Grade II* Listed Farmhouse | Circa 1600 with mid-19 additions | Internally refurbished | External works required and scope for extending, subject to all necessary consents | Traditional features throughout including exposed timber frame, beams, flagstone floors, characterful wood floors and feature fireplaces

FARM BUILDINGS AND GROUNDS

Grade II* Listed Two Storey Hop Building & Hop Kiln | Grade II Listed Two Storey former Cider Mill & Stables | Range of Modern Steel Portal Framed General Purpose Buildings & Dutch Barns | Former site of Hop pickers bunk houses and caravans

LAND

Predominantly Grade II Land | Arable Land | Hop Yards | Grass Land | Traditional & Commercial Cider Apple Orchards | Woodland, Lakes & Former Canal | No potatoes or maize have been grown for over 10 years

IN ALL ABOUT 176.52 ACRES (71.44 HECTARES)

GUIDE PRICE: £3,000,000



Introduction

Walsopthorne Farm offers a rare opportunity to acquire an historic and diversified farm on the edge of the sought-after village of Ashperton. The farm centres around an impressive Grade II* listed farmhouse with adjoining former hop buildings and hop kiln, complemented by a range of modern and Grade II listed farm buildings. The ring-fenced holding extends to a diverse mix of hop yards, cider apple orchards, arable and pasture land, together with a pond, former canal corridor and woodland, creating an exceptionally diverse rural holding.



Situation

The farm is set in a wonderfully peaceful rural position at the end of a private, sweeping 500-metre drive that winds through open grassland and traditional orchards. Despite its tranquil setting, the area benefits from excellent local amenities. Ashperton offers a welcoming community and a well-regarded primary school, while nearby Ledbury provides a thriving market town environment with independent shops, cafés, restaurants and a mainline rail station with direct services to London Paddington. The Cathedral City of Hereford lies to the west, offering comprehensive retail, cultural and leisure facilities alongside outstanding educational provision.

The locality is exceptionally well served for both state and independent schooling, including Hereford Cathedral School, Hereford Sixth Form College, The Elms School at Colwall and a choice of respected secondary schools and colleges such as Hereford Sixth Form College which has higher than average Oxbridge admissions. This combination of rural tranquillity, strong connectivity and excellent schooling makes the location particularly appealing for families seeking a high-quality country lifestyle.

Connectivity is excellent with the M50 lying within approximately 12 miles, giving swift access to Gloucester, Cheltenham, the wider motorway network and the M5. Ledbury's station provides regular services to Birmingham, Hereford and London, while Worcester Parkway has become the region's most efficient rail hub for London travel, with fast services to Paddington in around 1 hour 50 minutes. Cheltenham Spa and Gloucester also offer convenient alternatives depending on destination. Together, these options ensure the property is well placed for regional and national travel while retaining its peaceful countryside setting.



Ledbury 6 miles | Bromyard 9 miles | M50 12 miles | Hereford 12 miles | Ross-on-Wye 14 miles | Worcester 18 miles | Gloucester 22 miles

History of Walsopthorne Farm

Walsopthorne Farm boasts a rich and well-documented history, with origins dating back to the Domesday Book. During the medieval period, it formed part of the Welsh Marches and was held by the Criketot family, who in 1243 were recorded as holding the manor as “a fifth of a knight’s fee to the honour of Monmouth”.

The Grade II listed Elizabethan farmhouse marks the next significant chapter in the farm’s history, with the Seycill family farming over 200 acres at Walsopthorne for nearly 60 years. Seventeenth-century records describe a thriving mixed farm of arable, pasture and meadow land, worked by teams of oxen and horses, with cider production already playing an important role in the holding.

From the eighteenth century, Walsopthorne formed part of the Hopton Estate before passing to the Davies family in 1920, whose stewardship has continued through four generations. Remarkably, the farm remains true to its historic character, with its mixed farming system, hop production and cider orchards continuing to define the landscape today.



Walsophorne Farmhouse

This remarkable timber-framed farmhouse stands as one of Herefordshire's most distinctive examples of period architecture. Its striking black-and-white façade, steeply pitched tiled roof and tall brick chimneys evoke the craftsmanship of the Tudor and Elizabethan eras. Historic character is evident throughout, from the exposed beams and gabled elevations to the brick plinth, while the symmetrical frontage is enhanced by leaded casement windows and a gabled porch that lend the building a sense of permanence and charm. The historic façade is currently protected with temporary sheeting to safeguard the structure pending further repairs.

Set in an elevated position behind a traditional brick boundary wall, the house enjoys a fine outlook across its grounds and commands an impressive presence. The historic farmhouse offers an exceptional and exciting opportunity for a purchaser to complete the restoration and return this important heritage home to its full splendour.

Farmhouse Kitchen

A large, light and welcoming farmhouse kitchen, rich in traditional character, featuring a tiled floor, wooden cabinetry, striking exposed timber framing and beams, and a charming former stone-and-timber fireplace complete with an historic bread oven with useful walk-in pantry. The kitchen enjoys direct access to both the front and rear gardens, enhancing its role as the central family space.



Utility

A separate utility room fitted with kitchen base units and a sink, enjoying dual-aspect windows, exposed wood panelling and ceiling beams, and incorporating a ground-floor bathroom with toilet, wash-hand basin and shower.

Hallway

A part-stone, part exposed timber-framed hallway with a combination of tiled and flagstone flooring, leading through to the front porch and sitting room.

Sitting Room

A large reception room showcasing a wealth of historic features, including generous dual-aspect casement windows, exposed timber framing and ceiling beams complete with original meat hooks. A feature brick fireplace with beam above houses the wood-burner, creating a striking focal point. Characterful floorboards run throughout, further enhancing the period charm and sense of history within the room.

Playroom/Office

Located off the sitting room, this versatile space provides an ideal playroom or home office. It features exposed timber panelling and a window overlooking the front garden, creating a warm and characterful setting.





Lounge

With a large window overlooking the rear garden, heritage timber floorboards and a disused feature brick fireplace, the room retains a warm sense of period charm.

First Floor

A traditional wooden staircase with exposed timber panelling rising to the first floor.

Landing

A light and airy landing with a single window overlooking the front garden and period timber floorboards.

Bedroom 1

A large master bedroom featuring heritage floorboards, exposed ceiling beams, an in-built wardrobe and views overlooking the rear garden and traditional orchard beyond.

Bedroom 2

A double bedroom featuring traditional wooden floorboards, a feature open disused fireplace, an adjoining store/walk-in wardrobe, and a window overlooking the front garden.

Bedroom 3

Steps down to a single bedroom featuring wide, wooden floorboards, exposed timber framing and roof beams, a window overlooking the front garden, and a separate store/walk-in wardrobe.

Family Bathroom

A large bathroom featuring an exposed timber frame and a window overlooking the garden that floods the space with natural light. The modern suite includes a wash hand basin, bath with shower over and toilet. A full-height airing cupboard and a doorway leading into the adjoining former hop building offer scope for future extension, if desired and subject to all necessary consents.

Farmhouse Grounds

The farmhouse garden lies to the south of the property, comprising a large lawned area enclosed by a traditional brick wall with a gateway leading through to the adjoining orchards. To the front, the house enjoys a smaller lawned garden enclosed by brick walling, with steps rising from the main farmyard and ample parking nearby.



Walsopthorne Farm, Haywood Lane, Ashperton, Ledbury, HR8

Approximate Area = 5964 sq ft / 554 sq m

For identification only - Not to scale



Farm Buildings

The farm buildings at Walsopthorne form an attractive blend of historic Grade II Listed traditional barns and modern agricultural buildings, reflecting both the heritage of the farmstead and the needs of the current farming enterprise.

Grade II* Former Hop Drying Shed with Hop Kilns

This two-storey red-brick former hop-drying building forms an impressive wing to the farmhouse, blending seamlessly with the adjoining black-and-white timber-framed section. Incorporating both square and round brick hop kilns, the range presents a distinctive agricultural character and offers clear potential for future expansion, subject to all necessary consents. Inside, the building is arranged as a large open store with ancillary rooms off, while timber steps rise to a similarly open first floor with further storage and direct access into the hop kiln.

Modern General Purpose Farm Building

A modern open-fronted five-bay Dutch barn with a two-bay lean-to and concrete floor, previously used for hop processing.

Traditional Grade II Listed Two Storey Barn

A substantial 17th-century two-storey barn of timber-framed construction, featuring a combination of brick, cleft woven oak and slatted infill panels, all set beneath a corrugated metal roof.

Modern Dutch Barn

A six-bay open-fronted Dutch barn with sheeted sides, rear and roof.

Modern General Purpose Building

A modern general-purpose steel portal-framed farm building with a concrete floor, incorporating sections of historic internal walling now enclosed within the structure.

Modern Steel Portal Framed Farm Building

A useful pair of steel portal-framed general-purpose farm buildings with part-sheeted, part-weatherboarded sides, open internally with a combination of concrete and earth floors.

Grade II Listed Former Stable & Cider Mill

This detached brick former two-storey stable and cider mill is now in a redundant condition.





Land

The farm extends in total to around 176.52 acres (71.44 hectares), comprising approximately 17.43 acres of hop yards, 47.97 acres of cider and traditional orchards, 48.39 acres of arable land, 43.21 acres of permanent grassland and 17.53 acres of mixed woodland and canal, with the balance made up of buildings, yards, tracks and gardens. The land is classified predominantly as Grade 2, with some areas of Grade 3. The land has not grown potatoes or maize for over 10 years.

Cider Orchards

The majority of the cider bush orchards are long-established and have been under contract to Heineken, with the principal varieties including Yarlington Mill, Dabinett, Harry Masters and Michelin. Closer to the farmhouse, the traditional orchards are fully organic and present an attractive mix of predominantly apple trees alongside walnut trees and Perry pears. The organic apples are currently supplied to Westons Cider.

Hop Yards

The majority of the hop yards lie fallow, offering a purchaser a valuable opportunity to introduce their own preferred varieties, making full use of the existing pole and wire infrastructure, or alternatively to return the land to arable production. A small section of one yard remains under hops; however, this is a proprietary variety and will be destroyed prior to completion.

Arable Land

The arable land has been managed within a traditional arable rotation, including grass leys. We understand that potatoes and maize have not been grown on the holding for over ten years. The western arable field, extending to 6.31 acres, is currently utilised by the shoot for a game cover crop.

Grassland

The grassland lies in a main block to the south of the farm, with an additional parcel adjoining the entrance drive. The land benefits from water troughs, appears stock-proof, and has been used for grazing both cattle and sheep.

Woodland

The woodland at Walsophthorne extends to approximately 15.9 acres and comprises mixed broadleaf blocks positioned primarily along the line of the former canal, together with separate parcels forming effective shelter belts for the orchards, hop yards and livestock. These areas also provide a useful source of timber and offer attractive sporting and shooting opportunities.

Former Canal and Lakes

The former Herefordshire canal runs through the farm with bridges and covered culverts providing access across.

Land General

The nature of the land may offer additional biodiversity and natural capital opportunities, with potential for future income generation and capital growth. All of the land lies within a Nitrate Vulnerable Zone.





Services

The property benefits from a good range of services and infrastructure, including mains water, three-phase electricity, private drainage via a septic tank, good broadband connectivity, and oil-fired central heating.

Tenure

We understand that the apple orchards are farmed in-hand, with the Vendor reserving holdover to harvest the apple trees until 31st January 2027. The arable land, pasture land and hop yards are let on short-term annual licences expiring Autumn 2026. The shooting syndicate holds a shooting licence running until 31 January 2027. The Hop grower has holdover over the Hop Yard and single modern building until 31st January 2027.

Canon Frome Cricket Club occupies the cricket pitch and pavilion near the entrance to the farm drive under a lease running until 2032.

Further information on all of the above is available from the selling agent.

Fixtures & Fittings

The sale will include all fixtures and fittings ordinarily regarded as such and specifically itemised within the Contract of Sale. Any additional items may be available by separate negotiation. All equipment, plant and machinery not expressly included should be assumed to be excluded from the sale.

Sporting, Timber and Mineral Rights

We understand these are included so far as they are owned. The Shooting is let to a syndicate on licence until 31st January 2027 for the woodland blocks and the former Hop Yard adjacent to Hansnett Wood has been planted with a maize cover crop. We understand the syndicate has operated over the land for the last few years.

Growing Crops & Establishment of the Autumn Crop

The current growing arable crops are owned by the Licensees.

Subject to agreement, the Vendor may either permit early access for the Purchaser to establish an autumn crop at the Purchaser's own cost and risk, or alternatively instruct a contractor to undertake the autumn planting. In the latter scenario, the Purchaser will be required to purchase the crop at CAAV standard contracting charges, together with the cost of seeds, fertilisers and sprays incurred up to the date of completion.

Council Tax Band

We understand the farmhouse is band G.

Overage

The two fields hatched red on the plan will be sold subject to an overage clause in favour of the vendor for future alternative development outside of agricultural and equestrian use. The vendors will retain a 35% uplift in value of the land for a period of 35 years from the date of completion.



Wayleaves, Rights of Way and Easements

The property will be sold subject to any wayleaves, easements, public or private rights of way and covenants and all outgoing whether mentioned in these sale particulars or not.

We understand there are public footpaths crossing the farm, further information available from the selling agents. We understand the Vendors have been historically served footpath deposition orders for possible byway claims. These routes are pending and further information is available from the selling agents.

Planning and Listing Information

Walsopthorne Farmhouse Grade II * (list entry number 1302708)

Stable and adjoining Cider Mill Grade II (list entry number 1156794)

Barn east of Walsopthorne Farmhouse Grade II (list entry number 1349162)

Local Authority

Herefordshire Council, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Mid Glamorgan, CF46 6LY.

National Grid, Vincent Carey Rd, Hereford, HR2 6LB.

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property. HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ. Photographs taken June 2026.

Plans, Areas, and Schedules

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Inconsistency

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

Misrepresentation

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents. (b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property. (c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action. (d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested prospective purchasers are recommended to obtain an independent survey report on this property.



