Hampton House, Church Lane, Hampton Bishop, Hereford, HR1 4JZ

Sunderlands
Residential Rural Commercial

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Summary of Features

- A substantial circa 34 bedroom property
- Ex care home with potential to form a fine 8 bedroom country residence
- Formal gardens - in all, extending to just under 4.5 acres
- In need of renovation but still retains its character
- Popular village near to Hereford.

Price Guide £1,100,000

Hampton House is an early 19th century Grade II listed, classic red brick, property set just off a quiet country lane in this much favoured area of east Herefordshire. Formerly operating as a residential care home which closed in 2021, the sale offers a wonderful opportunity for a buyer to restore this home back to either a fine private residence or alternate commercial use subject to any planning etc. The property has been significantly extended, remodeled and adapted under its commercial use as a residential home providing circa 34 bedrooms, a mixture of bathrooms and en-suites and a range of reception rooms, offices and kitchens. Plans have been drawn up to show its potential as to how it might look if it revert back to a fine private 8 bedroom residence and these are available from the Agents.
The land and property sit in just under 4.5 acres of private formal gardens which including an old walled garden, various useful outbuilding.
No ongoing chain.

Situation

Set in the delightful village of Hampton Bishop just a couple of miles south east of Hereford and therefore well positioned for facilities and amenities. This pretty village with old church, the Bunch of Carrots Public House are all within easy walking distance. There is also a village hall and then in the neighbouring village of Mordiford, a Primary School and many delightful walks. Hereford has an excellent shopping centre with a good choice of schools, mainline train and also a bus station.

Description

The property enjoys a delightful private location with access via a gated entrance with sweeping drive over its gardens to the front of the property to a parking turning area. There is a separate entrance to the side to a courtyard area where there is further parking and access to the rear. Steps lead up to a pillared porch and front door leading to the main reception hall and the principal front rooms. These both have original high ceilings, sash windows, fireplaces and enjoy the outlook over the gardens. The original house has accommodation over three floors including cellarage and to the side has a large two storey extension which all interconnects. The hallway extends and leads off to the old kitchen, offices, large dining space and eventually to a further extension which interconnects with the coach house. The remainder of the main house is accessed by stairs or a lift with further bedrooms with bathrooms, some with en-suites as well as to the second floor. Off the rear courtyard area the coach house can be accessed separately but is also interconnected with a range of further bedrooms and has had some modernisation to a kitchen area. Although the property does require rennovation works there is still a wealth of character and some original features including fire places, coving, ceiling roses and sash windows.

Outside & Grounds

The property is set in about 4.5 acres including the house of formal gardens which are level and pleasantly private with a number of specimen trees, in particular, a large tulip tree. The rear garden area accesses the outbuildings which include some open sheds, some being brick construction as well as an old barn/cottage with potential to form ancillary accommodation subject to any planning. The walled garden, although, overgrown could make a really lovely feature to the property.

Services

Mains water, oil heating, private drainage.

Planning
On the 25th April 2022, my client's obtained planning permission which expired three years later to change the use of Hampton House from a residential care home (C2) to a private residential dwelling (C3). Architects plans have been prepared to show the elevations and potential floor plan and although not approved, give an indication of the enormous potential this property has as a home.

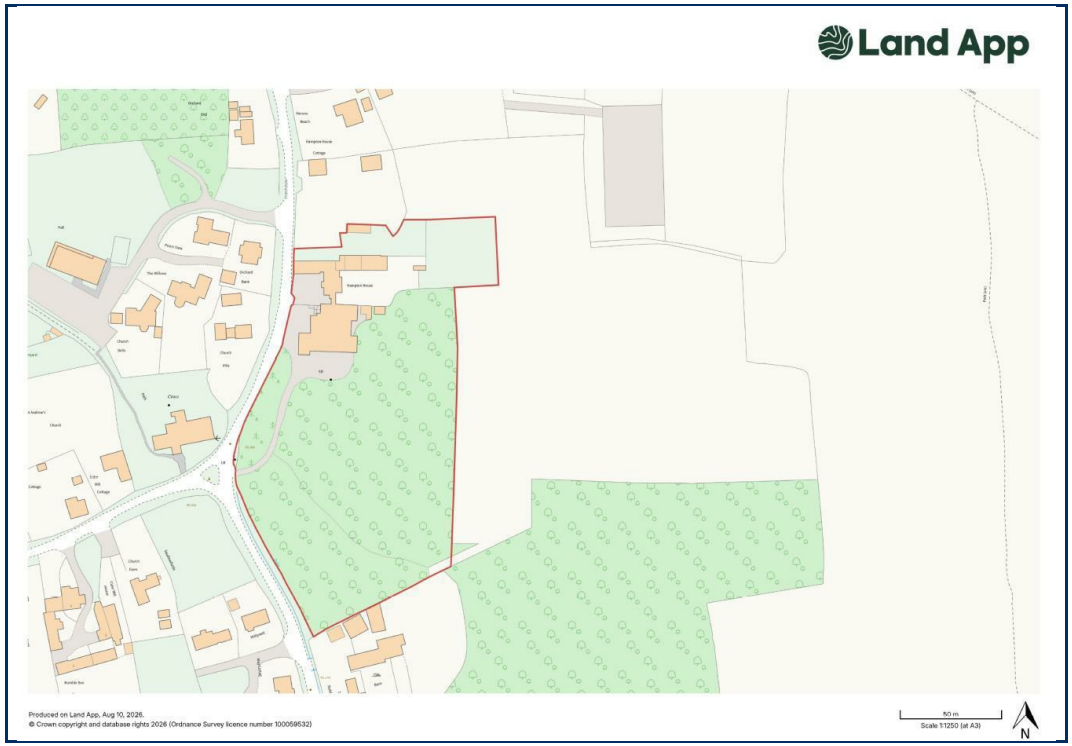
Viewing
Strictly by appointment through the selling Agent.

Directions
What3words: ///zinc.foal.upper

Proposed Residential Scheme

Proposed Residential Scheme

Proposed Residential Scheme


Land App
Produced on Land App, Aug 10, 2026.
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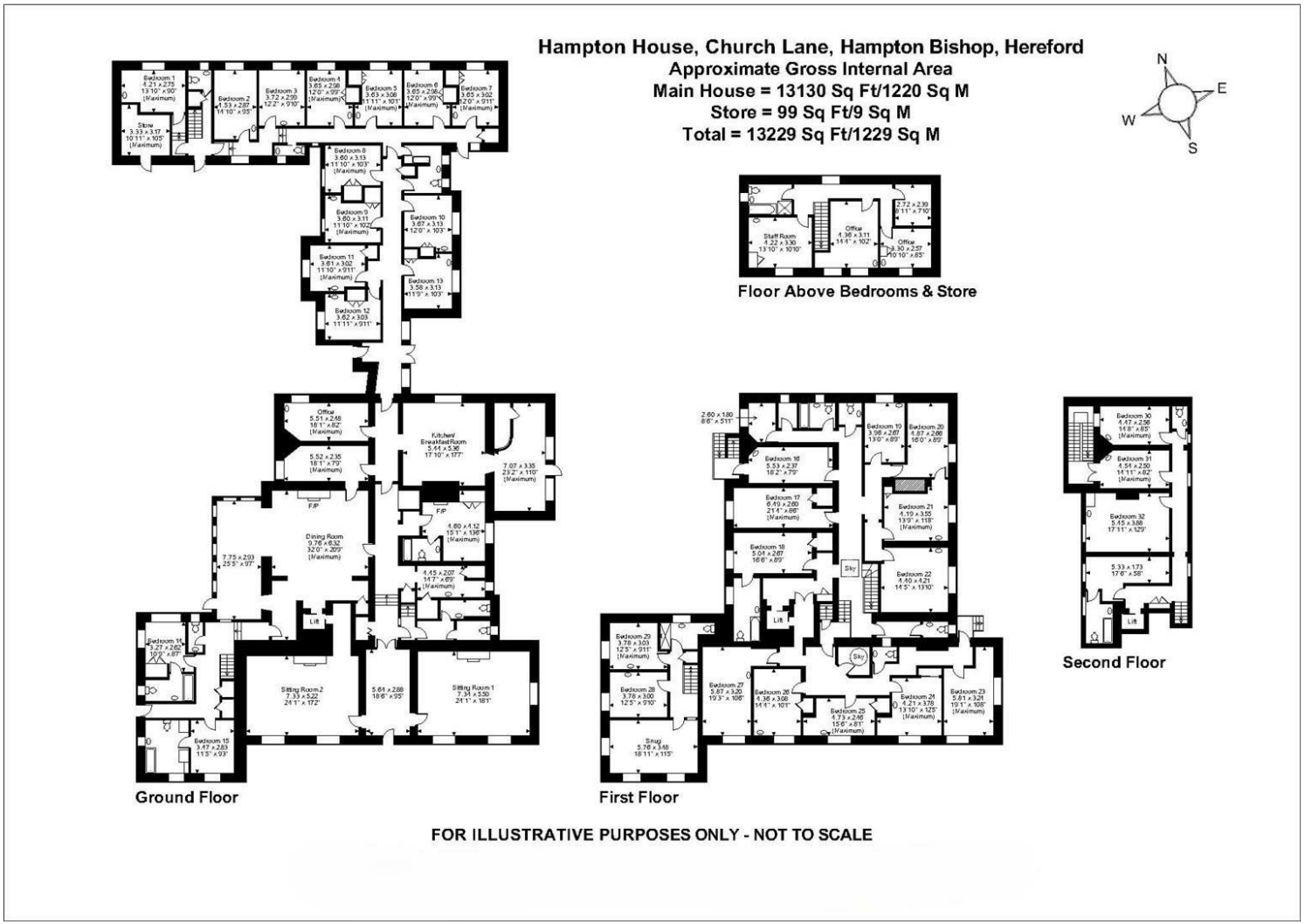

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.