

Millbrooke Farm

Dorstone, Herefordshire HR3 6AD



**Millbrooke Farm
Dorstone
Herefordshire
HR3 6AD**

- ***1600 sq ft of accommodation***
- ***4.6 acres of gardens, woodland and pasture***
- ***Full of charm and character***
- ***3 bedrooms and 2 bathrooms***
- ***Great location at end of track***
- ***Streamside setting***

**Dorstone 1 mile
Hay on Wye 7 miles
Hereford 15.5 miles**

INTRODUCTION

A beautifully presented and highly individual former mill, originally converted in the 1950s and thoughtfully enhanced by the current owners over the past two decades, set within approximately 4.6 acres of gardens, woodland and pasture in the heart of the Herefordshire countryside.

Occupying a wonderfully private and tranquil setting, this distinctive property offers a rare combination of character, land and natural surroundings. A natural stream meanders through the grounds, adding to the peaceful atmosphere and providing an ever-changing backdrop to the gardens and woodland.

The former mill retains a strong sense of individuality and charm, whilst the extensive improvements undertaken by the present owners over the last 20 years have created a comfortable and beautifully presented home. The accommodation provides three bedrooms and two reception rooms, with the house offering a versatile layout suited to both everyday living and entertaining.

Approached via approximately 0.3 miles of shared track, the property enjoys a wonderful sense of seclusion whilst remaining part of a small rural community of neighbouring properties. The approach through the surrounding countryside sets the tone for what lies beyond – a peaceful rural home set in its own land and surrounded by beautiful Herefordshire scenery.

Outside, the approximately 4.6 acres provide an exceptional variety of environments, including gardens, areas of woodland and pasture, together with the natural stream which runs through the property. There is considerable scope to enjoy the land in a variety of ways, whether for gardening, recreation, keeping animals or simply appreciating the privacy and natural beauty of the surroundings.



LOCATION

The property enjoys a beautiful rural setting within the Herefordshire countryside yet is conveniently located for access to a number of well-regarded towns and villages. The picturesque village of Dorstone is approximately a mile away, offering a strong sense of rural community and surrounded by some of the county's most attractive countryside. The nearby village of Peterchurch provides a useful range of everyday amenities, including a village store, public houses, primary school and the well-regarded secondary school.

For those requiring wider facilities, the B4348 provides good access to Hay-on-Wye, approximately 7 miles away, renowned for its independent shops, bookshops, cafés, restaurants and annual literary festival. The cathedral city of Hereford is approximately 16 miles away, providing a comprehensive range of shopping, leisure, educational and cultural facilities.

The surrounding landscape is a particular feature of this location, with the rolling hills, wooded valleys and open farmland of Herefordshire providing a stunning backdrop. The property is ideally positioned for those seeking a peaceful rural lifestyle, whilst retaining convenient access to local amenities and the wider road network.



ACCOMMODATION

The property is entered into the kitchen, a welcoming space with attractive wood flooring and an impressive staircase rising to the floors above. The kitchen is fitted with a range of cupboards and work surfaces, incorporating an inset sink and space for appliances. There is also a useful pantry with a marble shelf.

From the kitchen, the accommodation flows naturally into a cosy sitting room, which is full of character with an exposed stone wall, inset fireplace housing a fitted woodburning stove, exposed timber ceiling beams and attractive wood flooring. It is a particularly inviting room in which to relax and enjoy the character of this distinctive former mill.

The first floor landing continues the theme of exposed stonework and timber, with access to a charming bedroom featuring a striking exposed stone wall and French doors opening to the front, complete with Juliet railings. The bedroom is served by an en-suite shower room with shower cubicle, wash hand basin and WC.

A useful study area provides access to the garden room, a wonderfully light and versatile space with an abundance of natural light and doors opening directly onto the gardens. This is an ideal room for entertaining, relaxing or simply enjoying the outlook across the grounds.

Completing this floor is a generous family bathroom, fitted with a panel bath, separate shower cubicle, wash hand basin and WC.

The staircase continues to the second floor, where the attractive landing is filled with natural light and provides access to two further bedrooms. Both bedrooms continue the property's distinctive character, incorporating exposed stonework and timber features. One of the bedrooms is particularly noteworthy, retaining remnants of the original mill workings, providing a fascinating reminder of the building's history and former use.







Boundaries shown as
approximate only for
guidance purposes

OUTSIDE

The property is approached over a peaceful rural lane and approximately 0.3 miles of shared track, creating a wonderful sense of privacy and seclusion before arriving at the main yard.

A five-bar wooden gate opens into the yard, which provides generous parking and turning space for several vehicles. Surrounding the yard are a useful range of outbuildings, offering excellent storage and workshop facilities. These include a stone-built shed measuring approximately 4.52m x 2.56m, a timber store shed measuring approximately 3.56m x 2.0m, and a garage/workshop measuring approximately 4.83m x 3.43m.

From the main driveway, access leads through to the rear garden, which is predominantly laid to lawn and enjoys a lovely open outlook, backing onto adjoining fields. This is an attractive and peaceful area of the property, ideal for outdoor dining, relaxing or simply enjoying the surrounding countryside.

From the garden, a gate leads into a tranquil wooded area, providing a wonderful sense of privacy and an opportunity to explore the natural surroundings. A particularly charming feature is the bridge crossing the natural stream, from which a woodland walk continues into the more extensive woodland and onwards to a large field.

The field provides an excellent addition to the property and offers considerable versatility, being ideally suited to the grazing of livestock or ponies. Together, the gardens, woodland and pasture create a wonderfully diverse rural environment, providing space for recreation, gardening, wildlife and outdoor pursuits.

SERVICES

The property is connected to mains electricity. Spring fed water supply, septic tank drainage. Heating is electric night storage heaters and a wood burning stove.

Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Band "D"

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

CONTACT DETAILS

Office Tel: 01497 822522
Email: hay@sunderlands.co.uk
Web: www.sunderlands.co.uk

DIRECTIONS

The what3words for the point at which you leave the council lane onto the 0.3mile track is ///defining.procured.enhanced
The house identifier is ///sector.picnic.sunshine

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk.

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

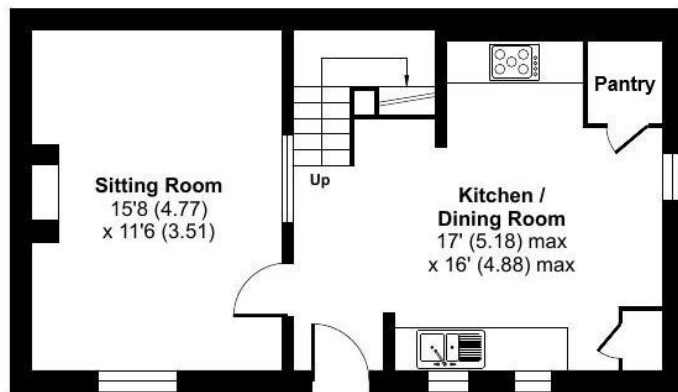
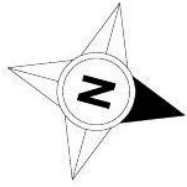
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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ
REGISTERED NO: OC338911

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

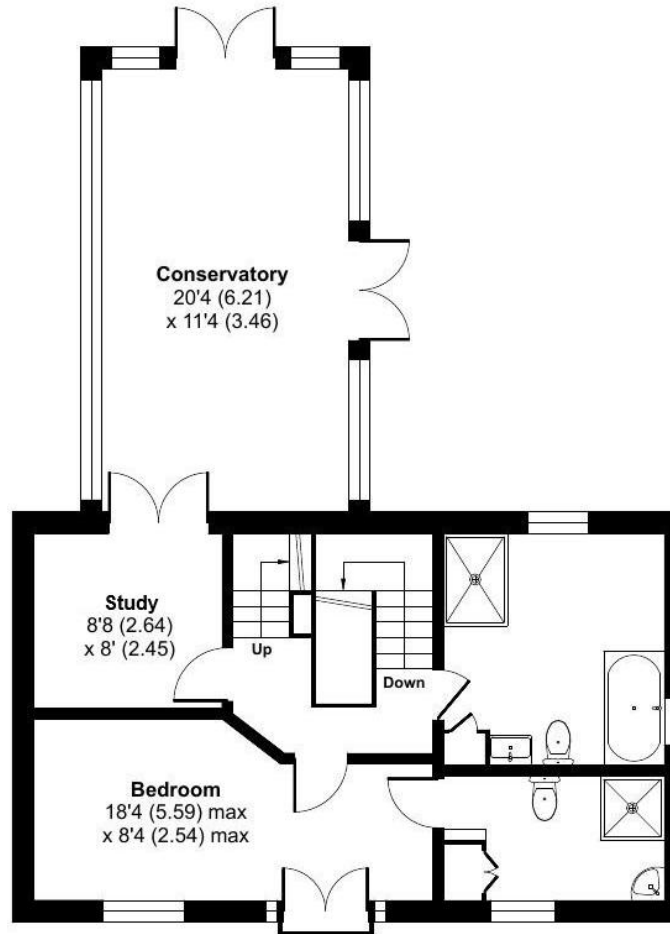
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Approximate Area = 1624 sq ft / 150.9 sq m (excludes void)

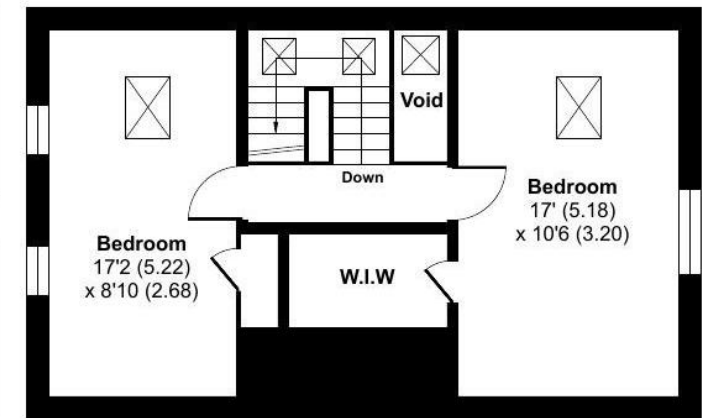
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Harry Aldrich-Blake
07717 410757
harry@sunderlands.co.uk



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