

INIGO



Midland Farm

NORTON CANON, HEREFORDSHIRE

SOLD

This wonderful three-bedroom house sits in the serene village of Norton Canon, at the heart of the Herefordshire countryside. The house's 17th-century fabric has been thoughtfully reworked to create a comfortable home while retaining many of its original features. Around three acres of land surround the house, with an abundance of vibrant flora and fauna and a set of outbuildings that include a large stable block, charming summer house, and shepherd's hut annexe. The Wye Valley National Landscape and the Brecon Beacons are within easy driving distance, and nearby Hereford rail station provides services to London, Birmingham and beyond.

Setting the Scene

The peaceful village of Norton Canon gets its name from the manor of Norton, which together with the manors of Hope, Preston and Pyon were given to the canons of Hereford Cathedral by Lady Godiva and her sister-in-law Wulviva in 1086. Today, it is a tranquil village nestled within a picturesque, farming landscape that has remained largely unchanged for centuries.

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Midland Farm is tucked between rolling fields and hedgerows, a bucolic position close to the likes of Hereford and Hay-on-Wye. It has been featured in several publications, including *The Garden* (RHS), *Country Living*, and *Period Living* magazine.

The Grand Tour

Red brickwork, white-painted weatherboards and window frames washed in a pale-green shade characterise the façade of this pretty three-bedroom house. The main entrance is via a gabled front porch, which gently unfolds into an expansive kitchen and dining space. Space atop locally made, French grey-painted cabinets is supplemented by a timber-topped island. The room is fitted with an Aga, along with a built-in oven.

The kitchen flows seamlessly into the dining area, framed in oak with glass panels on three sides to create an effortless connection between indoors and out. There is a useful utility/boot room with separate access from the garden, perfect for muddy boots, dogs or post-potting clean-up. There is also a convenient downstairs WC.

A cosy sitting room with exposed brickwork, original wooden beams, and a fireplace with log burner is adjacent to the kitchen and provides additional access to the garden. A snug lies opposite, where a set of stairs ascends to the first floor.

Here, there are three peaceful double bedrooms, one of which has exposed wooden beams – a relic of the house's vernacular past. A bright family bathroom with a roll-top bath and overhead shower also sits on the first floor, and the principal bedroom has an en suite bathroom.

Outside is a timber-panelled, slate-roofed summer house, currently used as a home office. There is also a well-designed shepherd's hut annexe and a separate kitchen hut that forms the perfect guest suite. A substantial stable block provides ample storage for all the accoutrements of a rural dwelling.

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The Great Outdoors

Inimitable gardens surround the house on all sides, chock-full of mature herbaceous perennials, species shrubs and dazzling annuals. Bushy lavender-filled borders explode with alliums, peonies and spires of lupins, while rugosa roses vie with geranium in every shade imaginable, and boxus orbs provide subtle architectural structure.

There is an attractive greenhouse, along with a babbling water feature that creates a relaxing auditory backdrop. Gravelled walkways and raised beds have been carefully maintained, and there is room for dining outside, as well as in the glass-panelled garden room.

Spreading out from the garden are nearly three acres of butter-cupped paddocks and wooded copse, with endless opportunities for green-fingered custodians. The small wooded area with a pond is a haven for local wildlife, with irises and other water-loving species thriving in verdant harmony. The grounds are well-suited for animal companions too, with stables and paddocks for grazing.

Out and About

The village of Norton Canon is nestled deep within the Herefordshire countryside, just 10 miles away from the cathedral city of Hereford. The surrounding area is known for its rolling hills and spectacular views, with the Wye Valley National Landscape, the River Wye and the Brecon Beacons all within easy driving distance.

The historic Arthur's Stone sits just a 21-minute drive from the house, overlooking the Golden Valley. Hay Castle is also close by, as well as the National Trust-maintained Weir Garden, with its wonderful riverside garden and woodlands.

The cosy New Unicorn Inn is just an 11-minute drive from the house, and The Cider Barn serves up delicious locally sourced fare. Further opportunities for dining and shopping are found in Hereford, which also has a Waitrose. Numerous organic farms in the area provide excellent local produce, including local favourite Oakchurch Farm Shop.

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Hay-on-Wye is a 25-minute drive away. Host to a renowned literature festival, Hay has over 30 bookstores, many specialising in out-of-print or hard-to-locate titles. There is also a brilliant offering of food, from Chapters, a celebrated local restaurant with serious foodie credentials, to beloved sheep's milk ice cream maker, Shepherds' Parlour.

There are a number of schooling options in the area, including Eardisley Primary School and Staunton-on-Wye Endowed Primary School. Hereford also has an excellent choice of education establishments, including St Mary's RC High School and Barrs Court School.

Hereford rail station provides direct services to London Paddington in approximately three hours and 11 minutes, as well as services to Birmingham New Street, Cardiff and Bristol (via Newport).

Council Tax Band: A

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.