



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



Sunderlands
Residential Rural Commercial



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

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.
- For sale by Informal Tender - Friday 9th October 2026, noon.

**For Sale By Informal
Tender £1,100,000**

For Sale by Informal Tender on Friday 9th October 2026, 12 noon.

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 cellarge 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 renovation 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.

Method of Sale

The property is for sale by Informal Tender. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents' Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for Hampton House, Church Lane' and addressed to Nigel Highfield, Sunderlands LLP, Offa House, St. Peters Square, Hereford HR1 2PQ. The Tender document must be received by Friday 9th October 2026, no later than noon.

Directions

What3words: ///zinc.foal.upper







Sunderlands

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Tel: 01432 356 161

Email:
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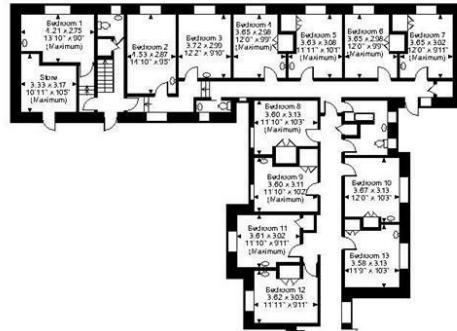
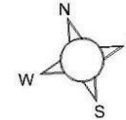
Hampton House, Church Lane, Hampton Bishop, Hereford

Approximate Gross Internal Area

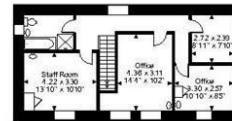
Main House = 13130 Sq Ft/1220 Sq M

Store = 99 Sq Ft/9 Sq M

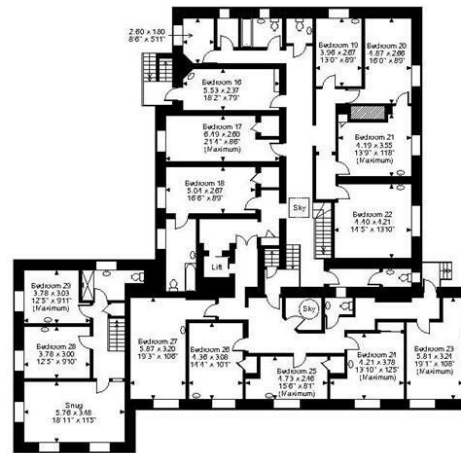
Total = 13229 Sq Ft/1229 Sq M



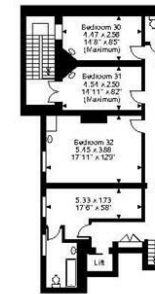
Ground Floor



Floor Above Bedrooms & Store



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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