



**MORTIMERS CROSS CAFÉ & GUEST HOUSE, MORTIMERS CROSS,
NR LEOMINSTER. HEREFORDSHIRE**

A Spacious Property with Business or Development Potential with 4.4 Acres.

- 9 En-suite Bedroom Accommodation
- Potential 3 Ground Floor Commercial Units
- Further opportunities as within development boundary
- Beautifully presented period Property - EPC - C
- Gardens, Vegetable patch, Storage Area and large Car Park
- Idyllic Rural location yet accessible - North Herefordshire - Shropshire/Wales borders
- Planning approved for 5 Apartments
- Land & Stables by separate negotiation
- No Upper Chain

SITUATION

Lucton 1 mile, Kingsland 1.8 miles, Shobdon 4 miles, Leominster 6 miles, Ludlow 12 miles, Hereford 17.5 miles, Worcester 32.5 miles, Shrewsbury 35 miles, Birmingham 65.5 miles..

Road Links: A49 7 miles, M50 (Jct 2) 32 miles,

Trains: Leominster, Ludlow, Hereford.

International Airport: Birmingham Airport 63.5 miles

Mortimers Cross Café & Guest House occupies an semirural yet accessible location in the hamlet of Mortimers Cross, located between the two historic market towns of Leominster and Ludlow. The area offers a sought after rural quality of life combined with good road links to the rest of the country. Being well situated for both the M50 and M6, which provides good access to North Wales, Shrewsbury and the West Country or Birmingham and the North. The A49 is close by giving quick access to Shrewsbury & Mr.

Local Amenities The area is renowned for its recreational pursuits including walking, cycling, horse riding, golf and other sports with the renowned Luctonians Rugby Club at Kingsland. The nearby village of Kingsland, close to the famous Black and White Trail, benefits from a range of amenities which include a doctor's surgery, post office/village shop, a church, a primary school and two public houses. Ludlow Castle plays host to several events throughout the year.

Education An excellent range of both public and private schools in the area with primary school education at Kingsland and Shobdon with Secondary School Education at Leominster or Wigmore. A variety of private schools including Lucton School, Alice Ottley Worcester, Cheltenham Ladies College and St James Malvern. For independents see www.isc.co.uk and for state school information see www.herefordshire.gov.uk/education-and-learning/find-a-school

Local, Sporting & Recreational The area is synonymous within the equestrian, tourist and leisure industry. Good out riding nearby in Mortimers Forest with several equestrian venues. Allenshill, Bromyard Equestrian, Berriswood, Radfords Equestrian Centre and Three Counties Showground. Horseracing is at Ludlow, Hereford, Worcester or Cheltenham. Golf is available locally at Leominster, Ludlow, Kington, Burghill, Wormsley or Hereford. Walking and cycling are well catered for in the area.



FLOORPLAN

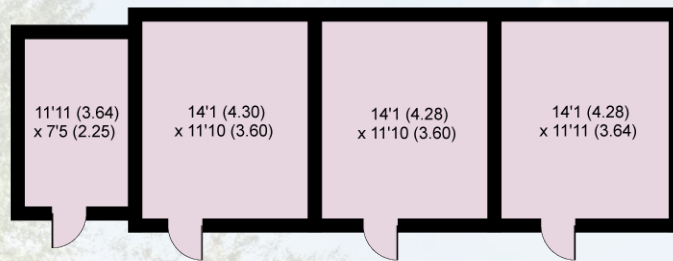
Mortimers Cross, Leominster, HR6

Approximate Area = 4451 sq ft / 413.5 sq m

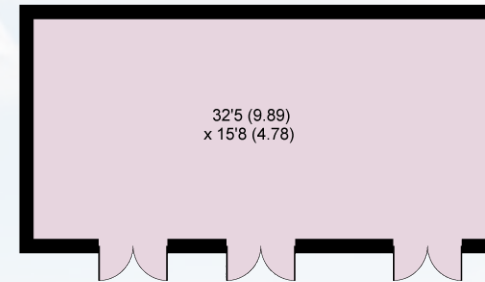
Outbuilding = 991 sq ft / 92 sq m

Total = 5442 sq ft / 505.5 sq m

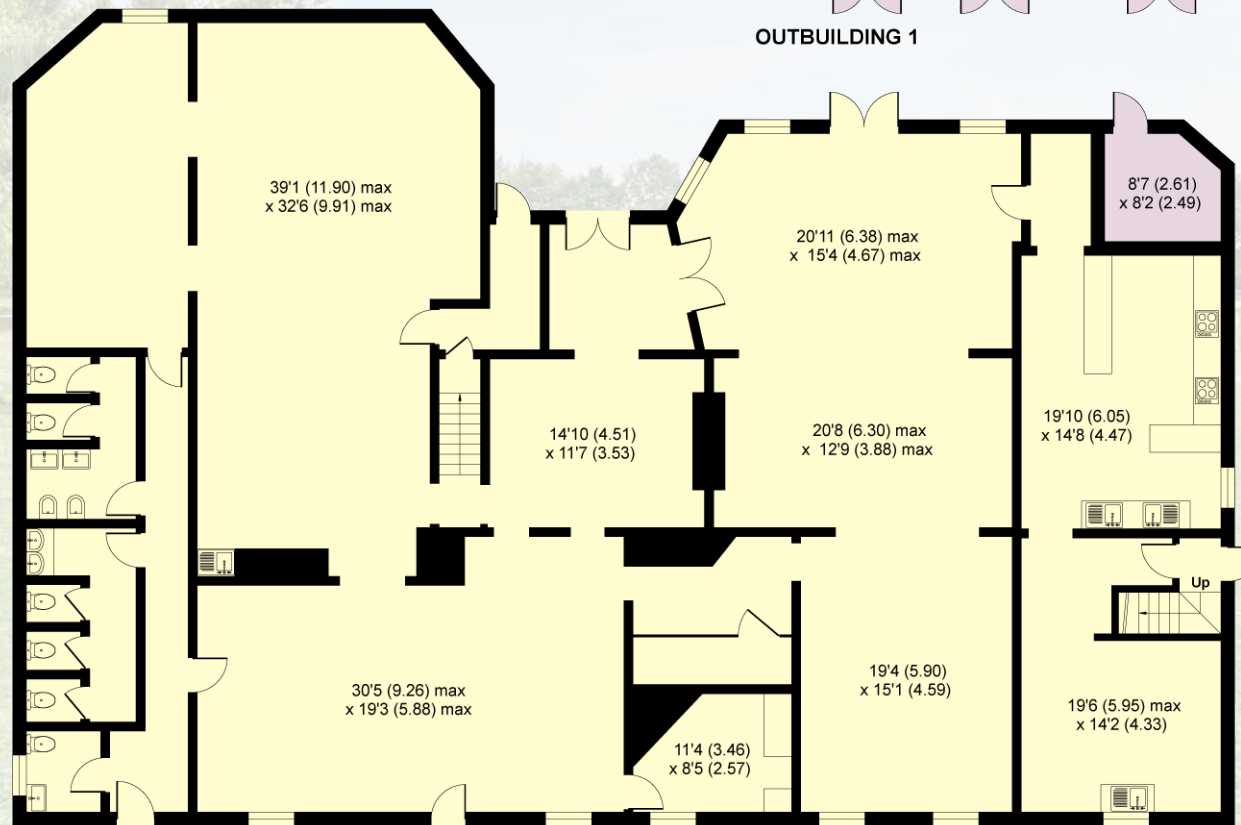
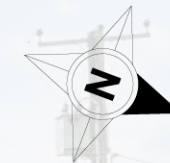
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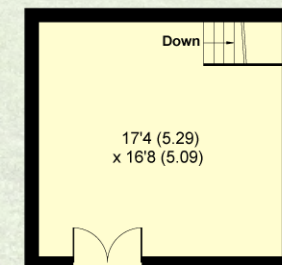
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Fox Grant. REF: 1335111



COMMERICAL GROUND FLOOR

The Grange is currently a freehold mixed-use premises comprising of a cafe & antiques shop on the ground floor. The Grange benefits from being a Class E building therefore it's able to be a retail shop, cafe/restaurant, art studio, offices etc.

The antiques Shop has its own front door access from the main road, direct use to the toilets and would easily be able to be a standalone unit (area sizing's of room). This room also has access to the cellar, a private office space and a beautiful open fireplace.

The Grange Cafe is award winning voted for by their customers. This area is currently in a bright, high ceiling room (area sizing of room) contains the cafe counter and deli shop area following into a snug area with seating up to 20 people. This room also benefits from individual access to outside and the toilets.

There is also further seating and function/studio room in the middle of the building (room sizing). This room has held art exhibits, local demo classes and provides extra seating of up to 70 people.

FIRST AND SECOND FLOOR -B&B

The Grange has 9 en-suit bedrooms, 5 of which have jacuzzi bathtubs. Each room has beautiful period features. The current owners have operated to rent 4 B&B rooms out. The B&B rooms achieve a price range from 75- 95 per night (no breakfast). On the landings their are two lockable door to ensure privacy from guests if desired.

The rest they have occupied themselves as their family home. The first floor also has a lovely decked area the family use as their private outside space and the room opposite as their lounge.

PLANNING PERMISSION:

In addition, the current owners have obtained planning permission for 5 full residential dwellings. Covering the second, first and some of the ground floor. The conversions are ranging from 49m2 to 101.5m2. The planning has 2x two storey, two-bedroom dwellings, 2x two-bedroom apartments and 1x one-bedroom apartment. Link to planning app.

This property allows a great home and multiple income streams.

LOT 2 LAND AND STABLES

Over the road from the property is a further 3.8 acres of Equestrian/Agritrual mixed-use Land. The land has fantastic potential as a glamping/leisure site with its river boundary and lightly wooded areas that are full of wildlife. There are multiple walking links in the area including the very popular Mortimers Trail and direct access to Croft Ambrey, Coft Castle.

On the Land there is a purpose-built breeze block, wood cladded 3xstables and feed room, Oak framed barn the current owners have split into 3 area, 1 for storage and 2 further stables, all with oak double opening doors. There is also a 20m x 40m menage which has recently been resurfaced.



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority: Herefordshire Council. Tel: 01432 260000

Council Tax To be confirmed.

Services Mains water and electricity, private gas. Wood burner - oil central heating throughout. Septic tank drainage.

Fixtures & Fittings Unless mentioned specifically by separate negotiation. The current owners will be providing itinerary of items not included in sale, that can be purchased separately.

Tenure Freehold with vacant possession.

IMPORTANT NOTICE The neighbouring property has a right of way over the car park. Neighbours water pipe also passes under the car park..



MORTIMERS CROSS CAFE & GUEST HOUSE LEOMINSTER HEREFORD

**Whole
About
4.4 Acres**

Arena

Stables

Access

Car Park

**Mortimer's Cross
(PH)**

**Lot 1
About
0.6 Acre**

**Café &
Guest House**

**Lot 2
About
3.8 Acres**

Shelter

Letter Box

The Wheelbar Co

Wile
Stone

TCB (da)

Access

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VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William
Fox Grant

Fox Grant

MORTIMERS CROSS CAFE & GUEST HOUSE HR6 9PD

DIRECTIONS

From Leominster, take the A44 signposted Brecon and after a short distance turn right on to the B4360. Proceed on the B4360 for about 2.5 miles and take the right turn on to Hostel Lane. Proceed along this road for about 2 miles and take turning left onto the A4110. After about 2 miles turn left onto the B4362. The Mortimers Café & Guest House is a short distance on left hand side.

Postcode: **HR6 9PD**

WHAT3WORDS

[palettes.relay.mercy](https://www.what3words.com/palettesrelaymercy)

[foxgrant.com](https://www.foxgrant.com)

COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE