



Englefield Croft, Eyton with approx 17 acres, HR6 9PS
Price £1,150,000

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Englefield Croft, Eyton with approx 17 acres

Cobb Amos are delighted to bring to the market a fantastic opportunity to acquire a detached, three bedroom family home with 17 acres of flat grazing land. The property is nestled in the north Herefordshire countryside within the hamlet of Eyton, boasting beautiful far reaching views. There are a good selection of agricultural buildings including stables, a barn and garages as well as a useful yard. In addition there is a manege and scenic outriding. Please call the Leominster office on 01568 610310 to arrange a viewing.

FEATURES

- Detached Equestrian Property
- Stunning Views
- 17 Acres of Flat Grazing Land
- Manège
- 3 Double Bedrooms
- 2 En-Suites
- Rural Location
- Great Out Riding

Material Information

Price £1,150,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: (null)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Englefield Croft is located in the rural hamlet of Eyton. The property has been enjoyed for many years by the current vendors as an equestrian facility, boasting a manege, flat grazing land and outriding from the door. There are various outbuildings including stabling, a barn, storage rooms and garages. The property has accommodation comprising; porch, entrance, kitchen/breakfast room, utility room, dining room, conservatory, living room, cloakroom, three double bedrooms, two en-suite and a family bathroom. There is ample parking for several vehicles including horse boxes. The property has staggering views of the Herefordshire countryside and overlooks Berrington Hall, truly one not to be missed.

Property Description

The front door opens to the porch where there is space for a console table, coats and shoes. There is a cloakroom fitted with WC and basin. An interior, glass panel door opens to the entrance hall which has ample space for furniture, access to the primary rooms, a useful understairs cupboard and the staircase to the first floor. To the right is the kitchen which has dual aspect windows over looking the fields to the front and side. There are wall and base units, a Rangemaster cooker with gas, six ring hob, dishwasher, sink and space for a breakfast table and chairs. The utility room has additional space for white goods including a washing machine and fridge. There are base and wall units and a door to the side, perfect space for your wet and muddy boots after a long walk with the dogs. The dining room is a substantial size with space for a ten seater table and chairs making sure all the family can come over for a celebration. Double doors open to the conservatory which is a lovely bright room with temperature and weather controlled windows and French doors to the patio. This is a fantastic space and is large enough for sofas and dining furniture with views over the garden, your land and the countryside beyond. The living room has dual aspect windows including French doors to the patio. There is a fireplace with wall mounted electric

fire.

The staircase rises to the first floor landing which provides space for a sideboard. All of the bedrooms have fantastic far reaching views over the Herefordshire countryside. Bedroom one is a double with dual aspect picture windows and a walk in wardrobe. Bedroom two is a double, has dual aspect windows and an en-suite fitted with WC, basin and shower. Bedroom three is a double with an en-suite fitted with WC, basin and shower. There is a family bathroom is fitted with a WC, basin, bath and shower.

Garden

The garden to the property has been lovingly planned and tended to by the current vendors over the years and as well as being enjoyed by you, the birds are constantly coming and going and are a pleasure to watch. There is a patio area from the house which is an ideal spot for alfresco dining in the warmer months and watching the sunrise all year round. Steps lead down to the lawn which is substantial in size with borders and beds stocked full of flowers, shrubs and trees which burst with colour in the spring and summer. There are many places to sit and relax after a long days work. Don't forget to feed the fishes at the pond which encourages a variety of wildlife. A greenhouse and vegetable area provides space to grow your own vegetables and have a bit of "The Good Life."

Land

The 17 acres of flat grazing land is separated either side by the lane but is still surrounds the house. The land directly in front and to the east of the home measures approximately 9.25 acres, is enclosed by fences and has the outbuildings and ménage.

There is approximately 7.11 acres of land located across the lane which has a five bar gate providing access and the fields are separated into two.

Outbuildings

A short distance from the home is the outbuildings. There is a barn which is separated into three. One part is home currently to some chickens and ducks with a secured enclosed area





for them to roam at the rear. There is a holding area for animals which is gated and then an area ideal for cars and a horse box. On the opposite side are the stables of which there are four. There is water and power connected. There is a storage room which could be used as a variety of uses. Two garages provide parking or additional storage space. The outbuildings are versatile and have a variety of uses and options. You could provide livery should you desire which the current vendors have done previously.

Services

Main electric and water. LPG central heating and septic tank drainage.

Herefordshire Council tax band E

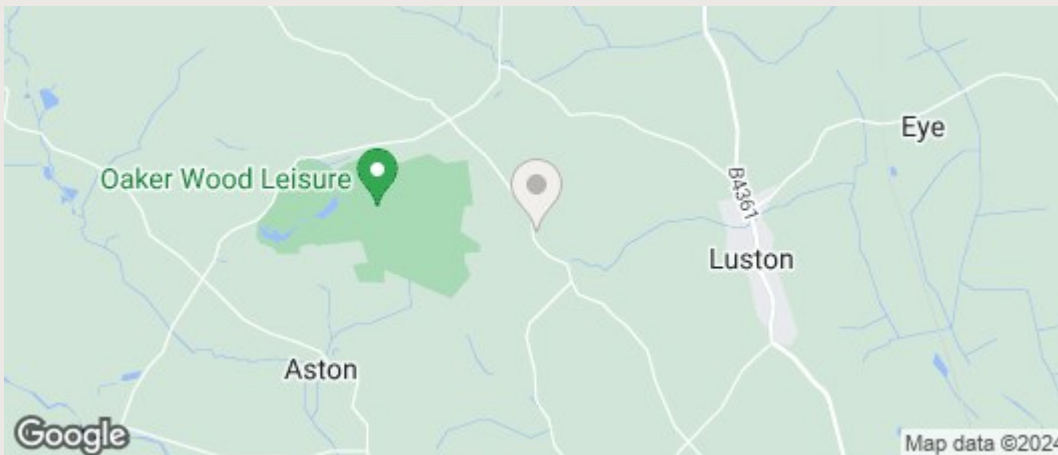
Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



DIRECTIONS

From our office in Broad Street, continue straight across the junction on to Bridge Street, heading north and out of Leominster on the B4361. On leaving Leominster town, take the second left hand turn onto Croft Lane. Continue for just over two miles where the property is located on the right hand side.







Ground Floor



Floor 1

Approximate total area¹⁾

2077.13 ft²
192.97 m²

Reduced headroom

13.55 ft²
1.26 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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