



Small Feet Farming, Hereford, HR4 8JG  
Price £550,000

**COBB  
AMOS**

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES



# Small Feet Farming, Hereford

Situated within the beautiful Herefordshire countryside, on the outskirts of the village of Dilwyn and just 6 miles from the popular market town of Leominster, are these three successful holiday lets, approximately 4.7 acres of grounds, stabling and manege and barn. There is access to miles upon miles of out riding.

## FEATURES

- Holiday lets and Equestrian facility
- Fully equipped cabins
- Approx 4.7 acres of land
- Stabling, ménage and outbuildings
- Beautiful countryside views
- Outskirts of village location

### Material Information

**Price** £550,000

**Tenure:** Freehold

**Local Authority:**

**Council Tax:**

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)





## Introduction

The land measure approximately 4.7 acres with vehicular access to the equestrian facility to the side. The land has been separated into paddocks. There is stabling for 10 horses, tack room and a manege measuring 40m x 20m. A large barn provides storage and there are various other outbuildings.

The holiday lets are fully furnished to a high standard and generate a potential income of £100,000 per annum. Three years books are available. Fibre internet is available.

## Stables Lodge

The front door opens into the porch where there is space for shoes. An internal door opens to the open plan living/dining/kitchen area where you are greeted by light accommodation and neutral decoration. There is triple aspect windows allowing natural light to flood the room. The living area has an electric fireplace which creates a cosy focal point and there is ample space for furniture. The kitchen has wall and base units and is equipped with an electric cooker, gas hob, integrated fridge, freezer and washing machine. Bedroom one is a double room with built in cupboards and wardrobes. There is an en-suite which is fitted with a WC, basin and shower cubicle. Bedroom two is a double, currently with two single beds in place. Bedroom three is a single. The family bathroom is fitted with a WC, basin and a bath which has a shower over. Outside is a decked area to enjoy alfresco dining in the warmer months and

a hot tub within some fir trees which create privacy. There is an area laid to lawn and shrubs and mature trees.

## The Bray

The front door opens into a hallway where there is space for shoes and access to the open plan living space. There is an electric fire and French doors which open to the decked area. The kitchen is fitted with wall and base units. There is a stainless steel sink, electric cooker with gas hob and integrated fridge and freezer. Bedroom one is a double with built in wardrobes and an en-suite fitted with WC, basin and shower cubicle. Bedroom two is a double with bedroom three a single. The family bathroom is fitted with a WC, basin and bath.

The decked area is a wonderful place to sit with views over the countryside and space for a BBQ, table and chairs. There is a hot tub to relax and unwind.

## Tawney Lodge

The front door opens into the entrance hall where there is a storage cupboard with space for coats and shoes. The hallway leads to the open plan living/kitchen/dining area where there is triple aspect windows including French doors which open to the decked area. The kitchen is fitted with wall and base units, stainless steel sink, oven with gas hob and integrated fridge and freezer. Bedroom one is a double room with an en-suite fitted with WC, basin and shower cubicle. Bedroom two is a double and there is a family bathroom fitted with WC,









basin and a bath. From the French doors is a decked area with space for a table and chairs. There is a hot tub to the side with for trees which provide privacy.

## Land, Stabling and Menage

The land measure approximately 4.7 acres with vehicular access to the equestrian facility to the side. The land has been separated into paddocks. There is stabling for 10 horses, tack room and a ménage measuring 40m x 20m. A large barn provides storage and there are various other outbuildings. There is out riding available where you have miles and miles of

## Agents Notes

Please note that you can not reside at the site. This is a business opportunity. 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.

## Services

Mains electric and water are connected. Private drainage (TBC) Calor gas (TBC)



## DIRECTIONS

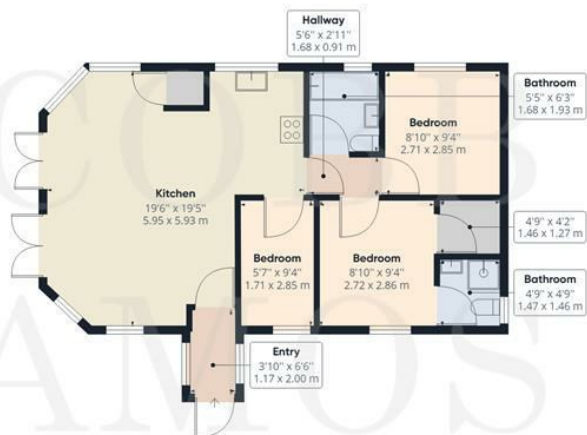
From Leominster proceed west on the A44 and carry on onto the A4112. The property is located on the right hand side after a short distance.











Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>

1835.63 ft<sup>2</sup>

170.54 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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.



# COBB AMOS

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