



The Balance Farm, Titley,
Kington, Herefordshire, HR5 3RU

BK | Bruton
Knowles

The Balance Farm

Titely

Kington

Herefordshire, HR5 3RU

An opportunity to purchase a Grade II Listed period farmhouse with land extending to approximately 8.6 acres, comprising four bedrooms and a substantial coach house.

The property is located to the north of Presteigne (7.4 miles) and west of Leominster (14 miles)

For Sale as a Whole by Private Treaty

Guide Price: £800,000

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale The Balance Farm, Titely in northwest Herefordshire.

Description

The Balance Farm is a substantial four bedroom Grade II Listed period farmhouse, with more than 4,000 square feet of accommodation and a variety of attractive period features. Located in the pretty village of Titely, the property has spacious accommodation arranged over three floors. It also benefits from additional land which may be suitable for equestrian use or as a smallholding, with long term development potential.

Location

The Balance Farm lies in the centre of the Titely which benefits from a church, village hall and The Stag public-



house. Titely is positioned on the B4355 halfway between the rural market towns of Kington and Presteigne.

Both towns offer useful amenities including primary and secondary education, supermarkets, shopping and sporting facilities. The City of Hereford offers wider employment, eating and recreation opportunities. The nearest rail service is Leominster 13.5 miles east.

Accommodation

The ground floor has a well-proportioned sitting room, with a brick-built fireplace and a wood-burning stove. There is also a generous semi open-plan drawing room and dining room, connected by an attractive wooden archway. The large kitchen has fitted wooden units to base and wall level, as well as an integrated double oven and hob.

To the first floor there are four generous double bedrooms, three having built-in shower facilities, as well as the family bathroom.

Stairs rise from the landing to the second floor, where there are a further four rooms offering additional accommodation.

Outside

The property benefits from an attractive lawned garden to the front and rear and a large tarmac parking area.

The coach house is a substantial two storey traditional barn, which may be suitable for alternative uses subject to planning, or could be used as stabling or a garage.

The land extends to around 8.6 acres split into three enclosures. There is direct access from the highway and the land has previously been identified as having “medium potential” in the Herefordshire Council Strategic Housing Land Availability Assessment in March 2019. The land is currently in permanent pasture and arable.

The property is being sold not subject to any uplift clauses or overage.

Services

Mains water and electricity, private drainage and LPG Gas heating.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Tenure

Freehold.

Method of Sale

This property is offered for sale as a whole by Private Treaty.

Local Authority

Herefordshire Council

Council Tax

Band F

EPC

Energy Rating F

Viewings

Strictly by appointment only.

Directions

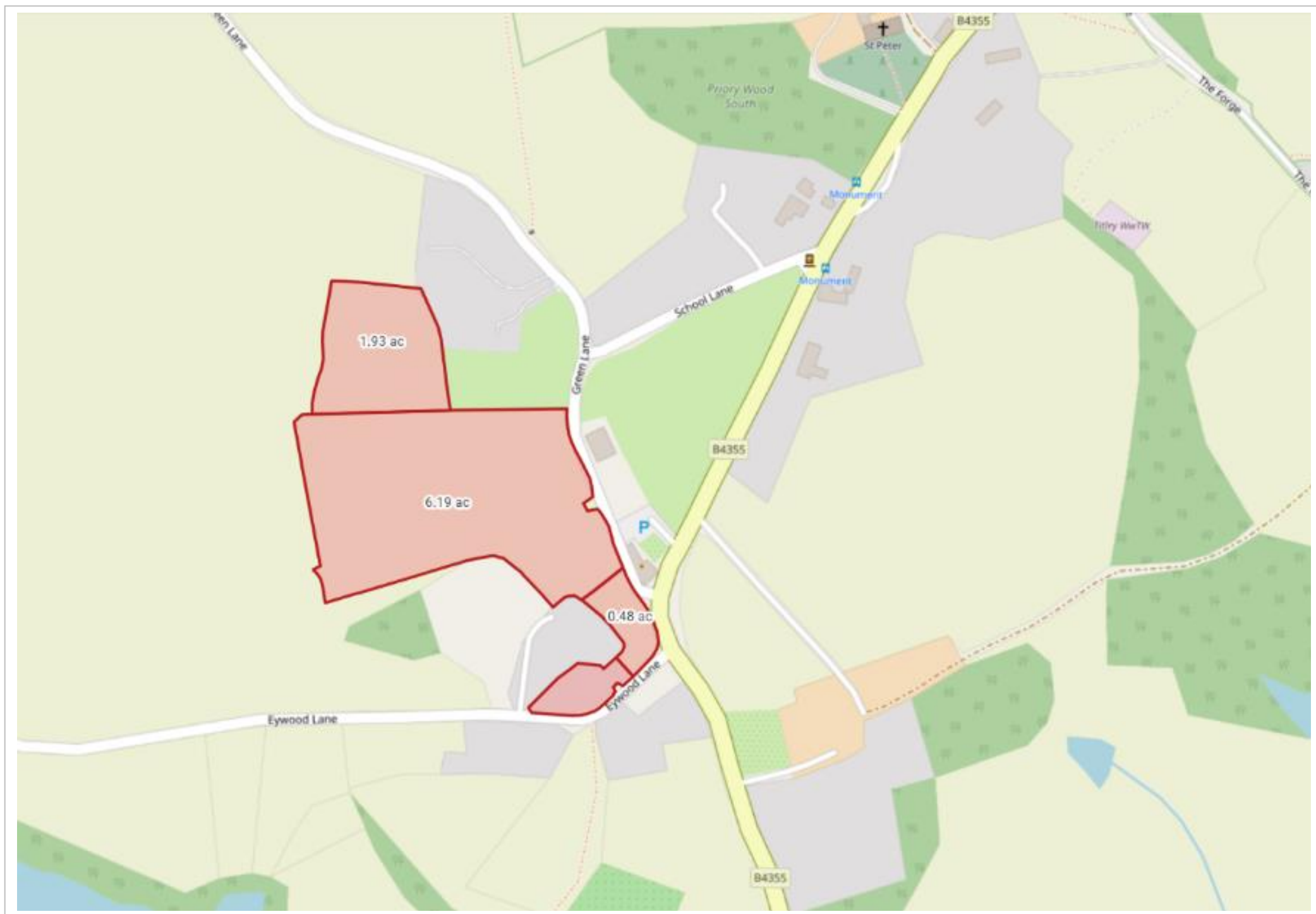
Proceed from Leominster on A44 to Kington turn right at the first roundabout and right again at the 2nd roundabout onto the B4355 Presteigne and Titley road. After about 3 miles and arriving in Titley village turn left into Eywood Land and the property is on the right-hand side.

What 3 Words

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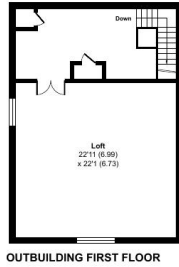




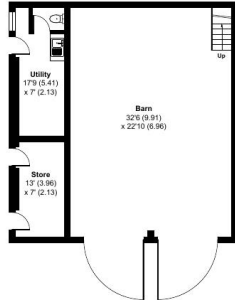


Balance Farm, Titley, Kington, HR5

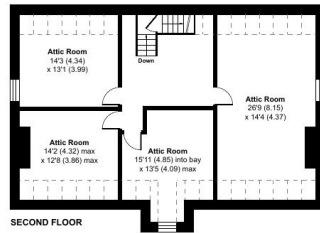
Approximate Area = 4099 sq ft / 380.8 sq m
 Limited Use Area(s) = 206 sq ft / 19.1 sq m
 Outbuildings = 1706 sq ft / 158.4 sq m
 Total = 6011 sq ft / 558.3 sq m
 For identification only - Not to scale



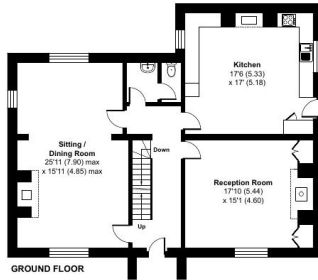
OUTBUILDING FIRST FLOOR



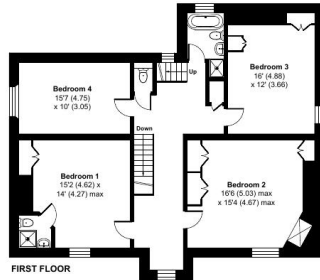
OUTBUILDING GROUND FLOOR



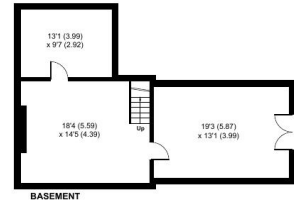
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



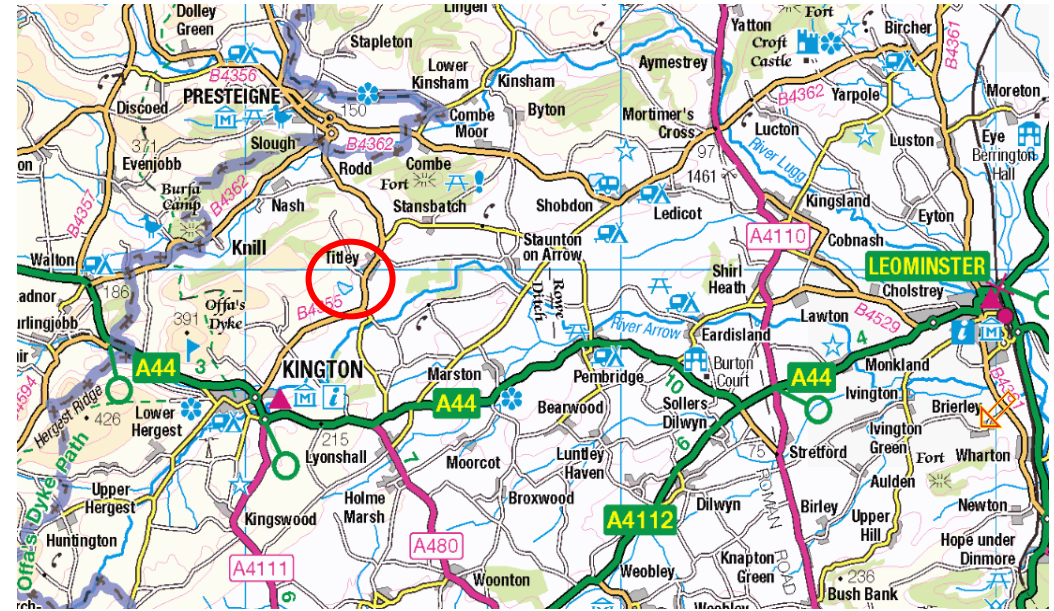
BASEMENT



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jackson Property. REF: 1092177

Denotes restricted
head height



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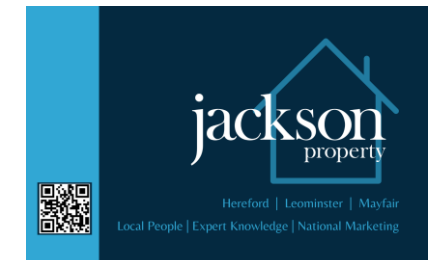
01568 610007

BK Bruton Knowles

Jackson Property

3 Broad Street
 Leominster
 HR6 8BT

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IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared February 2025

HEALTH AND SAFETY: Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the Owners of the property take responsibility for any injury however caused.