

The Balance Farm

Titley, Kington, Herefordshire, HR5 3RU



**BRUTON
KNOWLES**



For Sale | Code 11693

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

Guide Price £800,000 **Freehold**



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.

Kington 3 miles | Presteigne 7 miles | Leominster 14 miles

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale The Balance Farm, Titley in the 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 Titley, 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 Titley which benefits from a church, village hall and The Stag public-house. Titley 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.

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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

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 Eyewood Land and the property is on the right-hand side.

Viewing

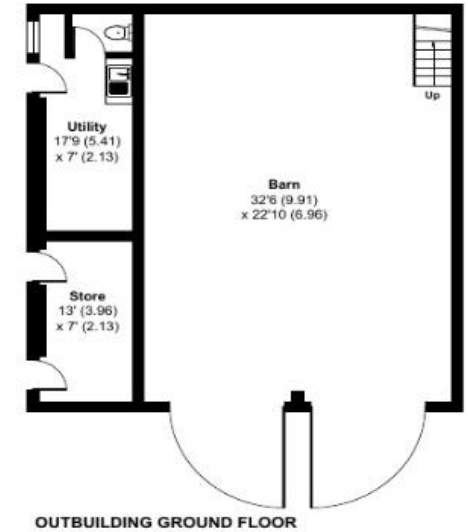
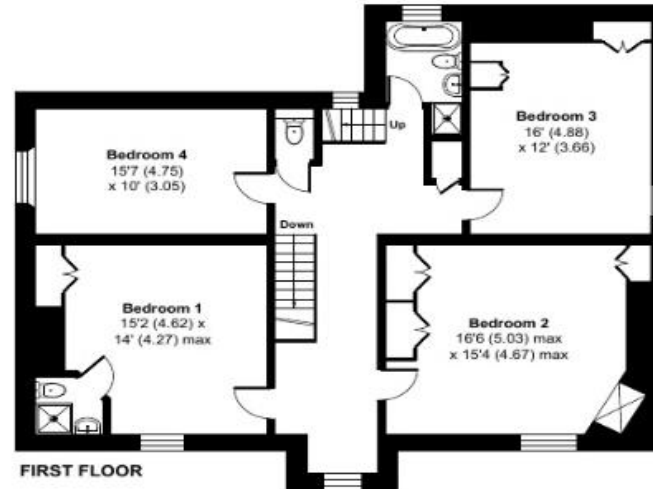
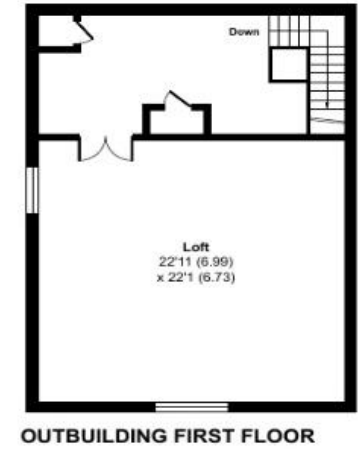
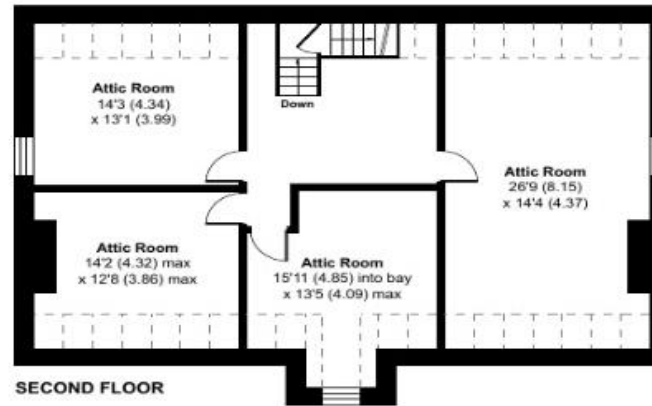
Strictly by appointment only







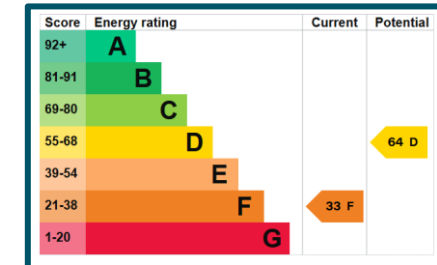
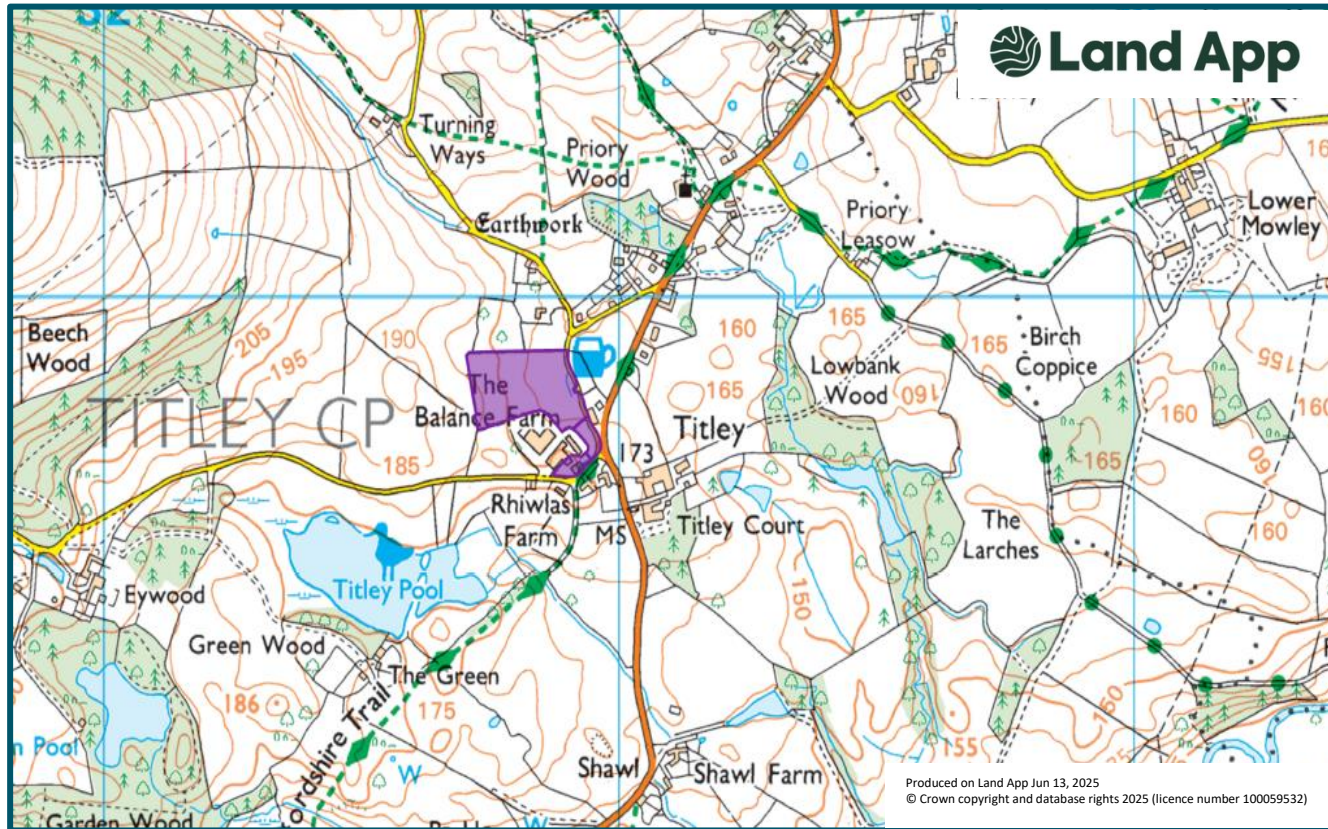
Approximate Area = 4099 sq ft / 380.8 sq m
 Limited Use Area(s) = 206 sq ft / 19.1 sq m
 Outbuildings = 1706 sq ft / 158.4 sq m
 Total = 6011 sq ft / 558.3 sq m
 For identification only - Not to scale



Subject to Contract - May 2025

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