

Barnfield

Llangarron, Ross-on-Wye, Herefordshire, HR9 6NX



**BRUTON
KNOWLES**



For Sale

brutonknowles.co.uk

Barnfield, Llangarron, Ross-on-Wye HR9 6NX

Guide Price £430,000 Freehold

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale by The Executors of the late Mrs Josephine Ball, Barnfield bungalow at Trehumfrey Farm. The sale offers buyers to purchase a bungalow in need of modernisation with approximately 3.75 acres of pastureland (additional land may be available by negotiation).

Location

The property is situated in an attractive very rural location approximately eight miles west of Ross on Wye and fourteen miles south of Hereford. The M50 motorway is about 11 miles by main road.

The bungalow is a detached three bedroom extended brick and concrete tile roofed bungalow built in around 1975.

The accommodation comprises lounge, playroom, kitchen, utility, separate w/c, bathroom with bath, washbasin and w/c, and three bedrooms. There is a basic timber and glass conservatory on the front. The bungalow has gardens to front side and rear and a single timber garage to the rear. Heating is by electric storage heaters.

The bungalow is assumed to have been built on agricultural planning restrictions, but no documentation is currently available.

Services

Mains water from shared supply, mains electricity, drainage to an individual septic tank.

Access

A full right of access will be granted over the farm drive, with maintenance split according to user.



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.

Local Authority

Herefordshire Council

Council Tax

Band B

EPC

Energy Rating E

Viewings

Strictly by appointment only. Please contact the agent on 01568 610007 to arrange a viewing.

Tenure

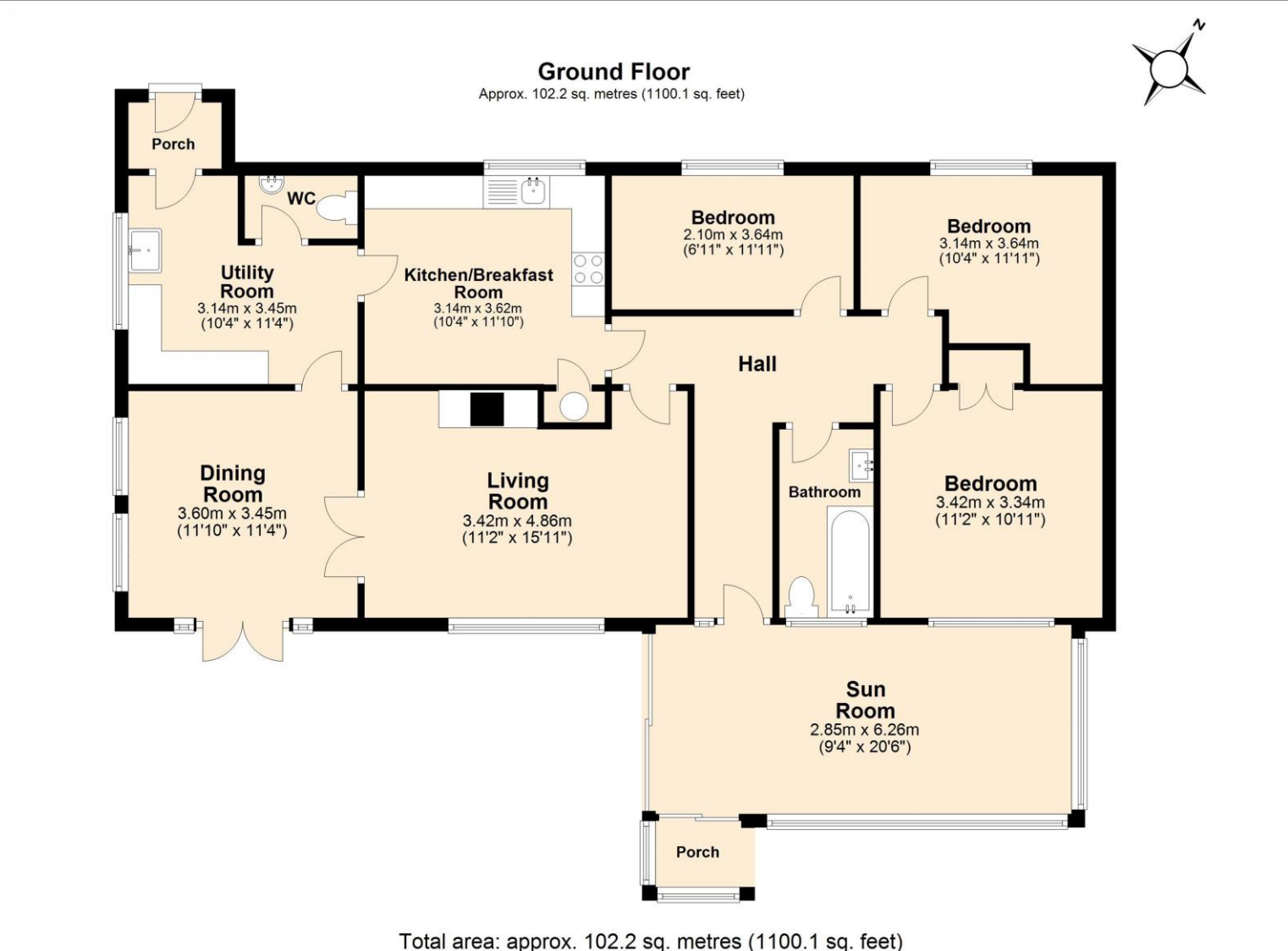
Freehold with vacant possession.

Method of Sale

Private Treaty.

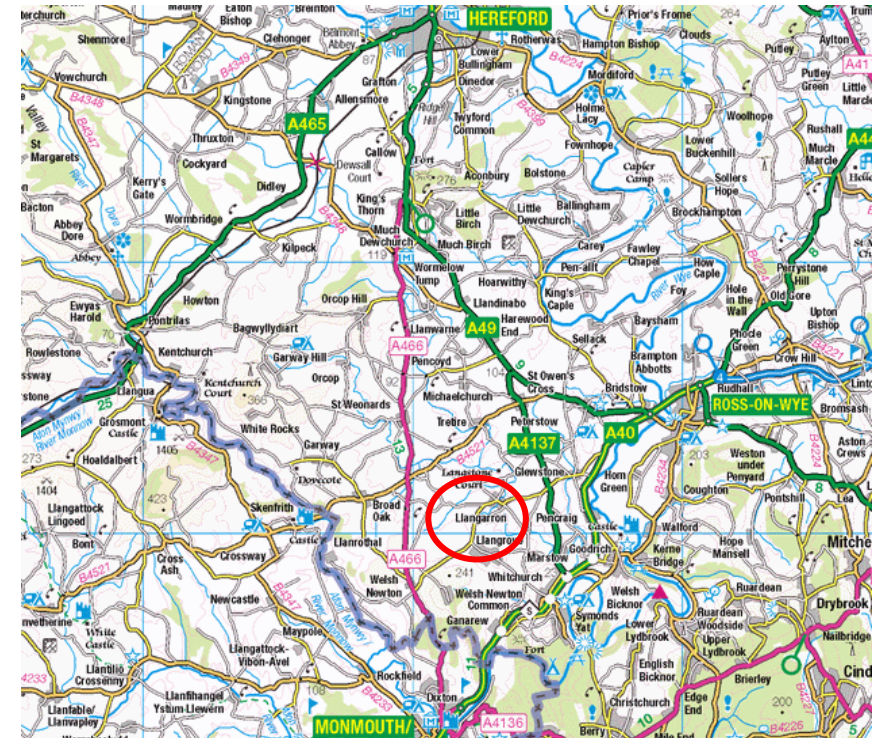
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/// what3words **pinches.irritate.shrugging**



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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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