

Roseland Cottage

Leominster, Herefordshire, HR6 9DA



For Sale | Code 12224

brutonknowles.co.uk

Roseland Cottage, Leominster, Herefordshire, HR6 9DA

Guide Price **Lot 1 – £695,000** **Lot 2 – £180,000** **Freehold**



A superb four-bedroom cottage with extensive gardens, pond and approximately 13.7 acres of mixed farmland split into 2 Lots. All positioned within a convenient proximity to Leominster.

Ludlow 13 miles | Hereford 15 miles

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale Roseland Cottage, Leominster. The property offers a great opportunity to purchase a cottage with large accommodation, gardens and farmland only half a mile from Leominster.

Description

Roseland Cottage is a splendid detached four-bedroom property with largely painted-brick exterior and tile roof. Accommodation extends to four bedrooms, kitchen, living room, dining room, study, utility room and three bathrooms. Whilst a purchaser may wish to modernise the kitchen and bathrooms, the property is in great condition and would be a superb family home.

Externally, Roseland Cottage has plenty to offer. It has large gardens with eye-catching natural ponds to the rear as well as a former tennis court. Furthermore, there is a useful stable and outbuilding suiting a variety of uses and serving one of two paddocks totalling 3.5 acres combined. This, in addition to the Cottage forms Lot 1, with Lot 2 forming a larger 9.2 acre block of arable land, available as a whole or separately.

Location

Roseland Cottage is in a great location, just a half mile west of Leominster. Located off Newtown Lane, the land has frontage to the A44 which connects Mid-Wales to Worcester.



Leominster is a pleasant rural market town with several independent shops, public houses and services. Furthermore, the town provides education up to eighteen, healthcare facilities and three supermarkets. Recreation facilities include a leisure centre and swimming pool whilst Luctonians Sports Club and two golf courses are also within a 10-minute drive. Leominster offers the nearest rail service with routes to Hereford and Ludlow.

The City of Hereford offers wider employment, education and leisure opportunities, some 15 miles south. The towns of Kington and Ludlow are both within 30-minute drive, with the M50 being the nearest motorway at Ross on Wye.

Accommodation – Lot 1

Ground Floor

A front door leads to a carpeted hallway with staircase to first floor and cupboard below. From the hallway is a boot-room with wine stacking and window to the front and a small lavatory and wash-hand basin. The Cottage boasts a splendid large living room with a feature exposed wall and fireplace, windows to the side and rear and door leading to patio and garden.

The kitchen is substantial with further windows and door to the garden, wall and base units, sink with double drainer and tile splashbacks.

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There is space for a small breakfast table in the kitchen, but a carpeted dining room is adjacent with shelving and window to garden. To the front is a useful utility room with sink and drainer, base units and back door to car parking. Adjoining that is a study with significant shelving and fitted desk.

First Floor

The first floor has a large landing providing access to all bedrooms and bathrooms. The property boasts four bedrooms, three of which are generous doubles. Each bedroom benefits from integrated storage or wardrobe, radiator and great views either overlooking the large garden or retained paddocks. Upstairs boasts two large family bathrooms, both with bath, shower, W/C and wash-hand basin. The sanitaryware in bathrooms might benefit from some modernisation.

Outside

Roseland Cottage benefits from a private tarmac access off Newtown Lane with ample car turning and parking for multiple vehicles and extending to the nearby stable to the side. Rear doors from the house lead to a patio with stone wall surround and flowerbeds and a superb garden mainly laid to lawn with a scattering of mature conifers. At the top end of the garden is an attractive natural pool. Adjacent to the garden is a former tennis court, benefiting from existing net and surrounding mesh fence, but in need of relaying.

An outbuilding to the side of the property is a timber barn with galvanised roof and open bay offering a car port. It benefits from electricity and concrete floor thus being offering a good workshop. To the rear is a lean-to with two loose boxes with frontage to a paddock.

The land is split into two paddocks which are relatively flat and bounded by hedging and good stock-proof fencing. The first paddock to the front of the house extends to 1.6 acres and has frontage to the A44. The second paddock has separate access from the courtyard and stable and extends to 1.8 acres, with an additional pond and wooded area to the east.

Lot 2

An additional arable field has recently been re-seeded with a grass ley and is for sale either as a separate lot or with the cottage and adjoining land, extending to 9.2 acres. It benefits from a separate access from the A44 or from the adjoining paddock, is predominantly flat and classified as Grade 1 and 2 farmland. It may offer long-term planning potential, subject to gaining the relevant consents. If sold as a separate lot, it will not be sold until Lot 1 is advanced in its sale.

Services

The property benefits from mains water and electricity and private drainage via septic tank. It is oil-fired central heating with radiators present throughout the cottage. Superfast broadband is available nearby. Bruton Knowles have not conducted any tests and interested parties are encouraged to make their enquiries in this regard.

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.

Terms

Roseland is offered for sale by private treaty either as a whole or available in two lots.

Guide Prices

Whole – £875,000 **Lot 1 – £695,000** **Lot 2 – £180,000**

Please note should a party be interested in only Lot 2, this will not be sold until the sale of Lot 1 is progressed, however parties are encouraged to put an offer forward for the Vendors' consideration.



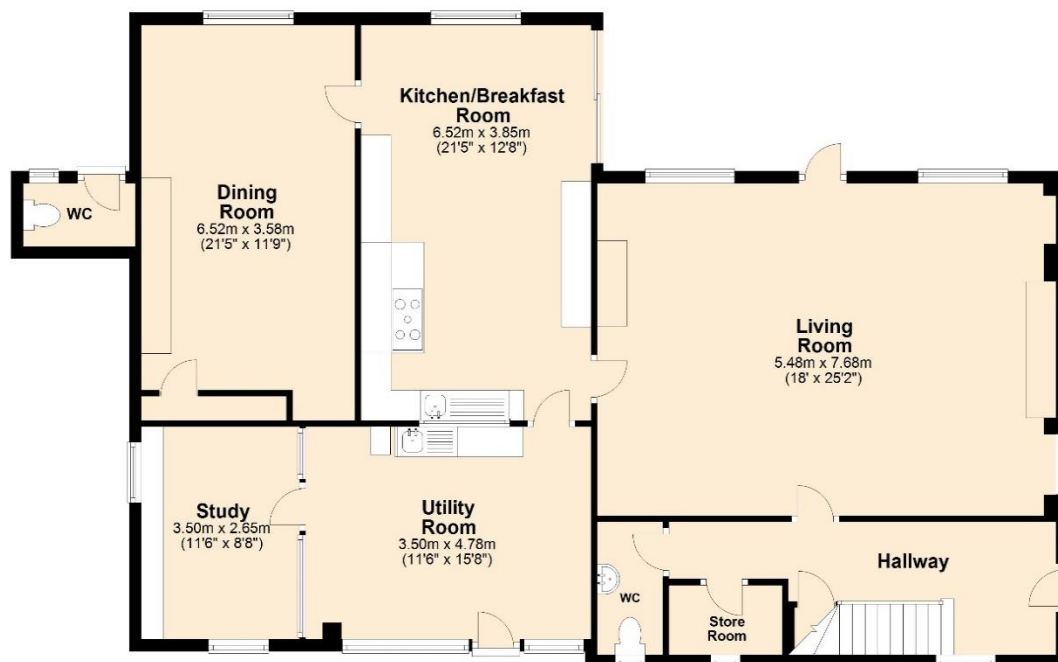


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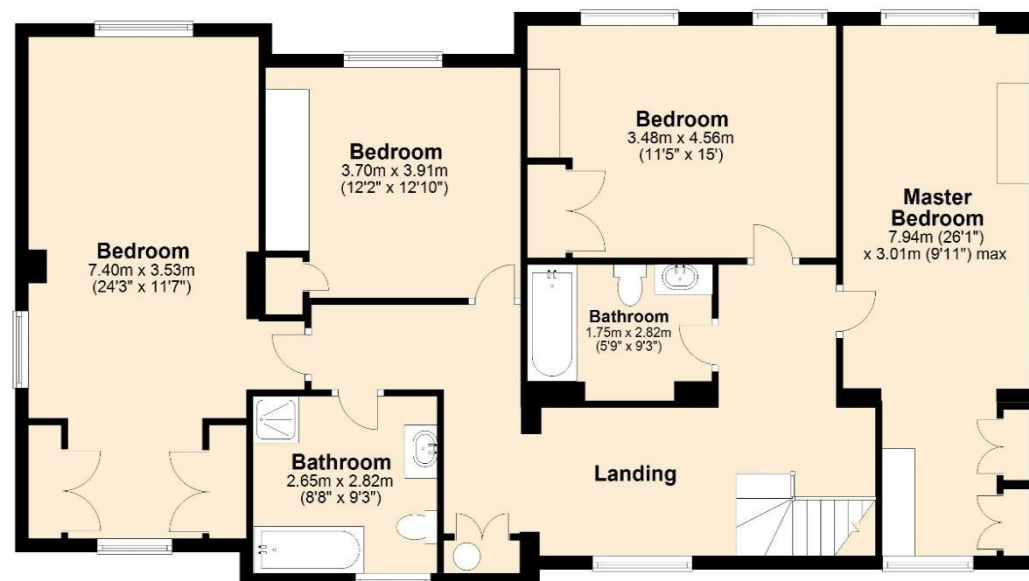
Guide Price Lot 1 – £695,000 Lot 2 – £180,000 Freehold



Ground Floor



First Floor



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For illustrative purposes only

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Viewings

Strictly by appointment only. Please call Bruton Knowles on 01568 610007 to arrange an appointment.

Legal Information

Both parties to incur their own legal fees incurred in a sale.

Tenure

Freehold - vacant possession available upon completion.

Method of Sale

Private Treaty.

Local Authority

Herefordshire Council

Council Tax

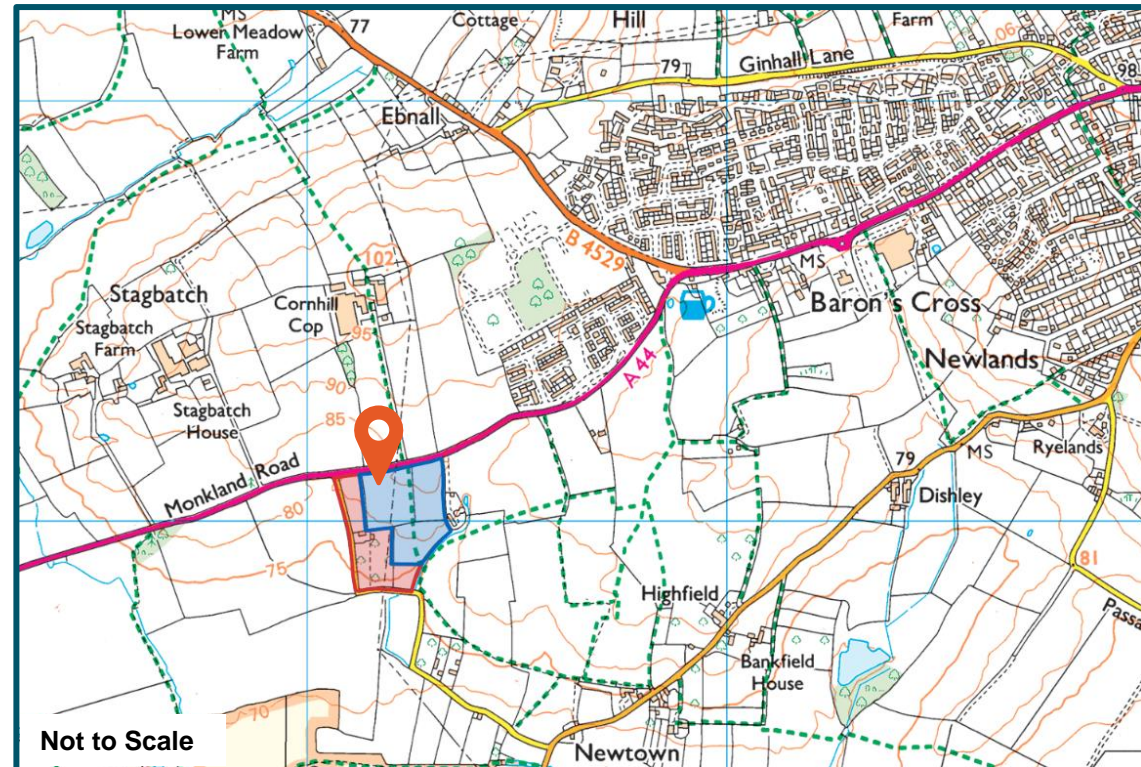
Band F

Subject to Contract – May 2025

EPC

Energy Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Contact:

Ben Owen

Rural Officer

M: 07719 092907

E: ben.owen@brutonknowles.co.uk

Leominster office:

Easters Court, Leominster

Herefordshire, HR6 0DE

T: 01568 610007



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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