

Adforton Farm, Adforton, Leintwardine, SY7 0NF
Guide price £645,000



Character & Country

PROPERTY SPECIALISTS



Adforton Farm Adforton Leintwardine, SY7 0NF

Guide price £645,000

Council Tax Band: D

A substantial Grade II listed house currently offering 4 bedroom accommodation with scope to incorporate the adjoining barn and workshop subject to planning consents

SITUATION AND DESCRIPTION

Adforton lies on the borders of Herefordshire, Shropshire and Wales and is approximately 22 miles from Hereford, 29 miles from Shrewsbury, 12 miles from Ludlow, 8 miles from Knighton, 9 miles from Craven Arms with a good range of local amenities available in Wigmore and Leintwardine, both a few minutes drive, and offering well stocked village shops, petrol station, butchers, Doctors surgery, pubs etc.

The nearest railway station is Bucknell (4 miles) on the Heart of Wales Line, Shrewsbury to Swansea. There are bus services into Hereford, Ludlow, Knighton, Presteigne and Builtl Wells from the adjacent Church car park. The A49 is approximately 8 miles offering excellent national communications via the wider road and motorway networks.

The area is renowned for its beautiful countryside, rolling hills and picturesque scenery, a lovely area for those who enjoy walking and countryside pursuits. Ludlow, the self named 'culinary capital' of England offers many excellent eateries, 7 being Michelin listed and 2 with stars. The Food Centre is approx. 8 miles distant and there are traditional butchers and bakers along with regular markets and farmer markets.

Primary and secondary schooling in the area is Ofsted rated 'good' at Leintwardine, Wigmore, Ludlow and Knighton. Moor Park, Bedstone College and Lucton School, local independent schools are all readily accessible.

The property itself is Grade II listed and believed to have once operated as a Public House (Brew House). It is believed to date back to the 17th Century with later additions in the 19th Century. The full details of the listing are as follows:-

"Farmhouse. Probably late C17 with early C19 and later alterations. Sandstone rubble and brick. Timber-frame with brick infill. Welsh slate and pantile roofs with brick stacks. Rectangular plan aligned roughly north/south. Two storeys and attics. East elevation has two windows, 2-light early C19 glazing bar casements with segmental heads. Ground floor has similar windows but of three lights. Late C19 gabled canopy over central 5-panel door. Two raking-top dormers with 2-light late C19 windows. To the right under continuous roof is timber-framed part on deep rubble plinth. Ledged door to left side of plinth and two-leaved C20 swing doors to right-hand side. Brick tallet stairs rise from left to roughly central ledged door of upper storey. Frame is three square panels high from plinth to wall-palte. Catslide lean-to extension to rear. Interior of south part not inspected. North part has two early to mid-C19 trusses with central posts rising from collars supported on angle struts resting on interrupted ties. South part said to have similar trusses. North part said to have been brewhouse. (RCHM, Vol III, p 3). List Entry Number: 1349770 Date first listed: 19-Feb-1987"

The property offers extremely spacious accommodation with many character features and offers a purchaser tremendous potential to extend the living accommodation if required and subject to obtaining any necessary consents to incorporate the adjoining three story attached barn and attic rooms. The barn is currently being used as a large workshop (benefitting from direct roadside access), with storage above. The timbering is superb and this barn could provide lovely characterful annexed accommodation suitable for use as a holiday let or studio, AirBnB or similar. It would equally suit a family looking for multi generational living with room for work and hobby space. Please see the attached pre planning application which further outlines the opinions of the Local Authority in this regard.

In more details the property comprises

MAIN HOUSE ACCOMMODATION

Steps down from car parking area and stable door to

OPEN PLAN KITCHEN/BREAKFAST ROOM

A character room with flag stone floor and a wealth of exposed wall and ceiling timbers, original cast iron radiator, window to rear elevation, original bread oven with hinged pot hook and utensils, feature recessed shelving to side with further window, original well with lighting and cover, exposed stone wall, with to the kitchen area, a comprehensive range of fitted wall and base units incorporating 1.5 bowl poly carbonate sink unit with mixer tap over, window to rear elevation, Bosch induction hob, built in double oven and fridge freezer. Door off to

LAUNDRY/UTILITY ROOM

With window to side elevation, space and plumbing for automatic washing machine, dishwasher and tumble drier. Original cast iron radiator, flag stone floor and door to

WC

With low level WC, ceiling spot lights and obscure glazed window to rear elevation.

DINING ROOM

Access from the kitchen and also with the original front door although not now in use, fireplace with wood burning stove, quarry tiled floor, understairs storage cupboard (also giving access to cellar), windows to front and side elevations, stairs to first floor, radiator and exposed timbers. Doors to

SITTING ROOM

Original cast iron radiator, open fire in brick surround and hearth with mantle over, window to front elevation, exposed timbers.

CELLAR

Accessed from the dining room and extending beneath the sitting room, a dry cellar with blue brick floor and brick steps.

From the dining room a staircase leads to the first floor

LANDING

With original cast iron radiator, exposed timbering, door to

MASTER BEDROOM ONE

To the front with exposed timbers, window to front elevation, radiator

BEDROOM TWO

To the front with bedroom fireplace, windows to front and side elevations, exposed timbers and feature exposed stone wall.

BEDROOM THREE

To the rear with Velux window, timbers and feature exposed stone wall.

BEDROOM FOUR

To the front, single, with window to front elevation, radiator and timbers.

BATHROOM

With timbers, original cast iron radiator, free standing roll top bath and claw foot bath, high flush WC, obscure glazed window to side elevation, deep wash hand basin in vanity style period unit, fully tiled shower cubicle and recessed ceiling spotlighting.

From the landing steps with some restricted headroom lead to

ATTIC ROOM ONE

With window to front elevation and radiator

ATTIC ROOM TWO

With window to front elevation.

ADJOINING BARN

Comprising

BOILER ROOM

Accessed from the kitchen with concrete floor and floor standing oil fired central heating boiler (approx. 4 years old), water cylinder (approx. 2 years old) and consumer unit. Opening to

WORKSHOP

Some restricted headroom, door and further double doors to roadside, window to front elevation and concreted floor, power and light.

Accessed from the parking area via double doors

BARN

In two principal compartments with door and external steps to roadside, door to

STABLE

With window and stable door.

Ladder access to second floor

LOFT SPACE

Again in two principal compartments with superb timbering





OUTSIDE

To the front of the property is a small lawned area, original entrance door (not in use presently), and access to the barn and workshop.

To the rear is a parking area for approximately 3 vehicles with additional off roadside parking for a further two vehicles immediately adjacent to the garden boundary. The garden is cleared and ready to be landscaped by the next owner. The oil tank is situated at the end of the garden.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. High speed broadband available for connection.

LOCAL AUTHORITY

The Herefordshire Council
Tax Band D Current year £2,171.35

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.





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The Farm, Adforton, Leintwardine, Craven Arms, SY7

Approximate Area = 2361 sq ft / 219.3 sq m (Includes Cellar)

Outbuilding(s) = 2059 sq ft / 191.3 sq m

Limited Use Area(s) = 268 sq ft / 24.8 sq m

Total = 4688 sq ft / 435.5 sq m

For identification only - Not to scale

Denotes restricted head height



- CHARACTER ACCOMMODATION WITH MANY ORIGINAL FEATURES INCLUDING BREAD OVEN, FEATURE WELL (COVERED) AND A WEALTH OF EXPOSED WALL AND CEILING TIMBERS
- SCOPE TO INCORPORATE THE ATTIC ROOMS TO CREATE 2 FURTHER BEDROOMS IF REQUIRED (SUBJECT TO CONSENTS)
- USEFUL ADJOINING BARN CURRENTLY OFFERING LARGE WORKSHOP AND STORAGE ACROSS 3 FLOORS
- PLEASE SEE ATTACHED PRE PLANNING APPLICATION – MUCH POTENTIAL EXISTS.
- OFF ROAD PARKING FOR 3 TO 5 VEHICLES. GARDEN CLEARED AND READY FOR LANDSCAPING
- POTENTIAL FOR LARGE FAMILY HOME/LETTING UNIT/AIRBNB/HOME OFFICE/WORKSPACE ETC (SUBJECT TO CONSENTS)