

The Plough, Blakemere, Hereford, HR2 9PY
Price £825,000

The Plough Blakemere Hereford

CHARACTERFUL FAMILY HOME WITH DETACHED THREE BEDROOM BARN CONVERSION.

HOLIDAY LET BUSINESS CURRENTLY GENERATING £60,000 PER ANNUM. MOTIVATED VENDORS.

Welcome to The Plough, an absolutely charming three/four bedroomed Grade II Listed Black and White detached cottage set in four acres of gardens and grounds, surrounded by the beautiful Herefordshire countryside. Additional to this delightful family home you have Hiraeth, a detached three bedroom barn currently operational as a stylish holiday let. Within the meadow you will find Prothero, a gorgeous shepherds hut operational as a holiday let. The property boasts a wild flower meadow and an area used for growing vegetables.

THIS PROPERTY HAS TO BE VIEWED TO FULLY APPRECIATE ALL THAT IS ON OFFER.

- Grade II Listed Black & White Cottage
- 2 Operational Stunning Holiday Lets
- 4 Acres of Garden & Land
- Double Traditional Heritage Style Car Port
- Ample Driveway Parking
- No Onward Chain

Material Information

Price £825,000

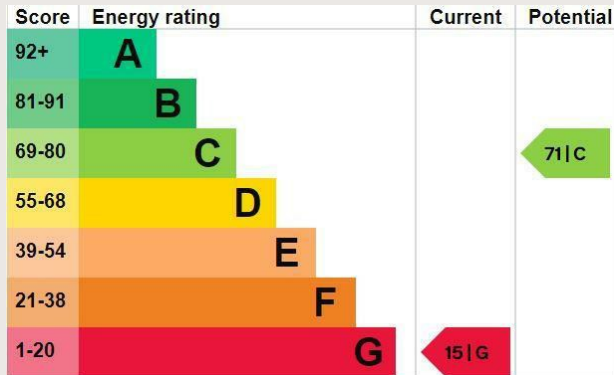
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: G (15)

For more material information visit www.cobbamos.com



Introduction

This is a rare and exciting opportunity to have a lifestyle property as it offers so much flexibility. You could keep it all as is, a characterful family home which itself offers flexible living and two established, high spec holiday lets that generate a comfortable income and have been featured in the Sun Times Travel Magazine, The Observer, and The Wild Guide. You could decide to enjoy multi generational living and change the barn back to residential use and there is also the option for equestrian use of the additional three acres or as a smallholding. This really is an exciting property and proposition that doesn't come along often and we would love to show you around so call 01432 266007 to discuss and book your viewing. THE VENDORS ARE SELLING CHAIN FREE.

Property Description

THE PLOUGH - A piece of Hereford history as over 400 years old and a former cider house. The accommodation comprises a porch, kitchen/dining room with the utility part of the kitchen to the rear, sitting room, snug/home office, ground floor bedroom/playroom, downstairs shower room and upstairs a large landing, three double bedrooms and a family bathroom.

HIRAETH - A detached barn, currently a High Spec Holiday Let, that comprises of open plan living/dining room, kitchen, hot tub room, downstairs bedroom and upstairs two double bedrooms, one en-suite and a separate shower room.

PROTHERO - A Shepherds Hut with open plan kitchen/living and sleeping area, use of a detached shower room and its own wooden hot tub heated by a woodburning stove.

Garden, Land & Parking

The main house has a garden of approximately an acre and is mainly lawn with mature trees inset and a selection of flower and shrub beds and borders, there is the brick built shower room for use by guests in the Shepherds Hut and a stunning outside kitchen with pizza oven and ample work space with a large seating area that both the family and guests can use and enjoy. A gap in the hedge is one way into the additional three acres where a wild flower meadow leads you to the Shepherd Hut. The rear of the plot is used for vegetable growing and an allotment style area.

The driveway leads to the double traditional heritage style car port and in this area there is parking for several vehicles.

Location

20 minutes from the world famous book town of Hay-On-Wye. Close to a wild swimming/fishing location in Bredwardine. Under two miles to a local public house, the Yew Tree Inn in Preston-On-Wye and The Flits National Nature Reserve is only a 10 minute walk away. Nearby Madley has a primary school and there is a secondary school in Kingstone which also has a doctors surgery.

Services

Mains electric and water connected to both the house and barn, LPG central heating for the main house and both properties have drainage to a septic tank.

Herefordshire Council Tax Band - E (Hiraeth holiday let, the detached barn does not have its own council tax band, instead a rateable value and cost is approximately £800 per year)

Tenure - Freehold

Our Vendors are continuing to operate their Holiday Let Business whilst selling and this established business can be transferred to the new owners so you can have paying guests on completion. They are also happy to sell on their Website and introduce you to the company they use to help generate bookings, their book/accounts will be made available to anyone who is serious about offering and initiating the Conveyancing process to buy this property.

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

Proceed South out of Hereford City on A465, Abergavenny Road, turning right signposted B4349 to Clehonger. Proceed through the village of Madley, the road will twist and turn quite a lot. Go through the small hamlet of Tyberton and upon arriving in the hamlet of Blakemere the property will be found on the right hand side.

