



Hill Farm, Letton, Hereford, HR3 6DT
Price £1,250,000

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Hill Farm Letton Hereford

A detached, 5 bedroom stone built farmhouse with 62 acres of surrounding farmland located in the village of Letton approx 11 miles West of Hereford City.

The property is an elevated position with far reaching views over open agricultural land and benefits from several outbuildings including modern open barn with enclosed lock up area, dutch style barn and several brick and stone barns which have great potential for development subject to the appropriate checks and permissions.

TO ARRANGE A VIEWING PLEASE CALL 01432-266007

- Five bedroom detached stone farmhouse
- 62 Acres agricultural land
- Several outbuildings & Parking
- Far reaching open views
- Two reception rooms
- Kitchen/Breakfast room
- Two en-suites & bathroom
- Utility room & 2 WCs

Material Information

Price £1,250,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: A

EPC: C (69)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1792.73 ft²

166.55 m²

Reduced headroom

38.43 ft²

3.57 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Introduction

The double glazed and oil fired central heating has accommodation that comprises; entrance hall with WC, living room, dining room, kitchen/breakfast room, laundry/utility room, rear lobby with store room, WC and rear porch.

To the first floor are five bedrooms, two with en-suite shower rooms and a family bathroom.

Property Description

The property is entered into the main entrance hall with a flagstone floor, stairs rising up, downstairs WC and doors leading off to - Dining room with flag stone floor, exposed wooden beams, fireplace with a woodburner and heavy wooden mantle over and a hatch through to the kitchen. Living room with woodburner and feature bread oven to the side and exposed wooden beams. Kitchen/Breakfast room with tiled floor, Rayburn stove, electric oven and hob with extractor over, wooden wall and base units with drawers under a rolled edge worktop, double glazed door to the side and door to the - Utility/Laundry room with tiled floor, Belfast sink with drainers either side, plumbing and space for washing machine and tumble dryer, fitted cupboards under worktop and large wooden fitted wall cupboards. Rear lobby with doors off to to Store room with fitted wooden wall cupboard and shelving, WC with Belfast sink and Rear Porch with door to the side of the property.

From the entrance hall stairs rise up to the first floor landing with a velux window and all doors leading off. Bedroom 1 & 2 both have a double glazed window to the front and door to en-suite with shower cubicle, WC and hand basin, bedroom 3 has a double glazed window to the front, bedroom 4 has velux window, eaves storage and cupboard housing the hot water tank, bedroom 5 has a velux window and eaves storage, the mainbathroom has a velux window, eaves storage cupboard, panel bath, WC and pedestal basin.

Garden, Parking & Outbuildings

The property is approached via a gravel track and accessed via metal gate, the track leads down to the property which has areas for parking several vehicles on either side. On the approach to the property is a large open barn which also provides some covered parking, the track then leads to the main barn approx 18m x 7m plus a separate secure area with double doors approx 5m x 7m. At the rear of the property are various brick and stone barns which were not accessible at the time of inspection but do offer great development potential subject to the appropriate checks and permissions. At the front of the property is a lawned area with further formal garden to the side which has lawn and borders housing various flowers, shrubs and bushes.

Location

Letton is a village approx 11 miles West of Hereford City centre, the nearest towns are the market towns of Hay-on-Wye 7 miles to the west, and Kington 7 miles to the north. Nearby attractions include Moccas Park Nature Reserve, Arthur's Stone Dorstone and access to the river Wye at Bewardine.

Services

Mains electric and water are connected to the property, there is also a private water supply from a bore hole. Drainage is via septic tank and the boiler is oil fired (stored in a tank).

Council Tax - Herefordshire Council tax Band A (currently under review and anticipated to be band F)

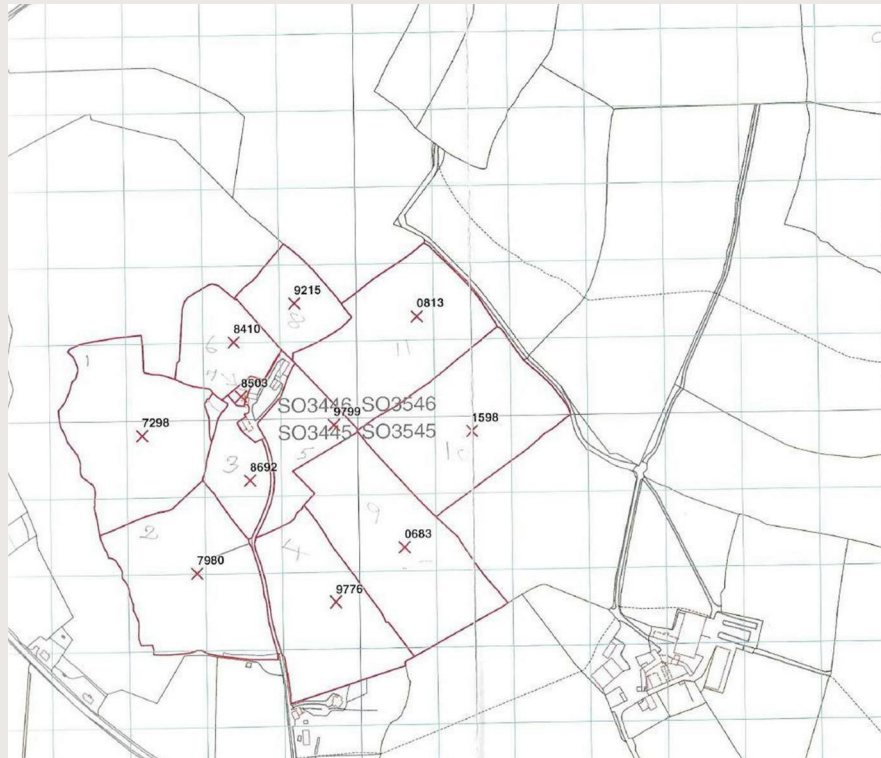
Tenure - Freehold

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.

DIRECTIONS

Leave Hereford on the A438 Brecon Road passing Hereford Garden Centre and continue on for another approx 8 miles passing Oakchurch Farm Shop and Staunton-On-Wye. As the road rises up a long incline take the turning right at the apex and follow the track for approx 1/3 mile where the property is found.





Rural Land Register (RLR) I

Legends

- Your RLR Parcel
- SPS Permanent Ineligib
- Adjacent Parcel Bo
- Unconfirmed Bour

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Records Eligible Area (
SO3445	7298	3.42	3.42
SO3445	7980	3.35	3.35
SO3445	8692	0.96	0.96
SO3445	9776	2.79	2.79
SO3445	9799	1.27	1.27
SO3446	8410	1.32	1.32
SO3446	8503	0.07	0.07
SO3446	8692	1.17	1.17
SO3545	0683	3.68	3.68
SO3545	1598	3.35	3.35
SO3546	0813	3.23	3.23

