

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SUBSTANTIAL GRADE II LISTED DETACHED FARMHOUSE SITUATED IN A PLEASANT RURAL SETTING ON THE OUTSKIRTS OF THE VILLAGE OF BOSBURY ENJOYING FANTASTIC FAR REACHING VIEWS TOWARD THE MALVERN HILLS OFFERING FOUR BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, BREAKFAST KITCHEN, TWO BATHROOMS, THREE ATTIC ROOMS, MATURE GROUNDS AND INCLUDING A RANGE OF FORMER HOP KILNS BENEFITTING FROM PLANNING CONSENT FOR RESIDENTIAL CONVERSION.

EPC F.

Cold Green Farm – Guide Price £1,100,000

Bosbury, Near Ledbury, Herefordshire, HR8 1NJ

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Cold Green Farm

Location & Description

Cold Green Farm is located on the outskirts of the popular village of Bosbury. The village provides local facilities including a well respected primary school and nursery, village hall, pub and church. The town of Ledbury is approximately 4 miles distant and offers a comprehensive range of facilities and amenities. There is a mainline railway station at Ledbury and access to the M50 is approximately 4 miles to the south of the town.

Property Description

Believed to date back to the 17th Century, Cold Green Farm is a Grade II Listed black and white half timbered detached farmhouse situated in a pleasant rural setting enjoying far reaching views toward the Malvern Hills. Extending to approximately 4700 square feet, the characterful accommodation boasts a number of period features including exposed beams, attractive fireplaces, solid internal doors, impressive oak staircase and parquet flooring. The property has been a much loved family home for over 40 years and whilst requiring some modernisation, it offers a fantastic opportunity for a prospective purchaser to put their own stamp on it.

Arranged over three floors, the accommodation on the ground floor comprises an enclosed porch, shower room, impressive reception hall with wood burning stove, drawing room with two bay windows overlooking the garden, formal dining room, living room, 19ft long breakfast kitchen, useful store room and utility room. From the reception hall a solid oak staircase leads to the first floor landing, off which there are four principal bedrooms, dressing room and two bathrooms. A further staircase leads to the second floor where there are three attic bedrooms and additional storage space.

Outside, Cold Green Farm is set in mature grounds, which extend to approximately **ONE ACRE** and include large areas laid to lawn, an impressive array of mature trees and two large ponds.

OUTBUILDINGS

The outbuildings comprise a substantial range of former hop kiln, workshops and storage buildings, extending to approximately 795 sq meters (8,500 sq ft). In their current form they offer a great opportunity for workshops, garaging, storage and would be ideally suited to the running of a business (subject to all necessary planning consents). Planning consent has been granted for the conversion of the buildings to create five independent residential dwellings. Permission was granted by Herefordshire Council in August 2021. Planning application number P212852/PA4. We are advised a meaningful start on the planning consent has been made. Further details are available from the agent's Ledbury office.

ACCOMMODATION

The accommodation with approximate dimensions is as follows:

Entrance Porch Solid wood entrance door, side facing window with secondary glazing, wall light, tiled floor. Cupboard housing Eurocal oil fired central heating boiler. Door to

Shower Room Suite comprising walk in shower, pedestal wash hand basin, low level WC. Side facing window with secondary glazing, ceiling light, radiator, tiled floor.

Reception Hall Spacious reception hall with three front facing secondary glazed windows, exposed beams, wall lights, wooden panelling to one wall. Striking fireplace with wooden surround, inset wood burning stove and slate hearth. Stairs to first floor. Doors to

Drawing Room 8.47m (27ft 4in) x 4.00m (12ft 11in) plus bay windows Impressive reception room with two bay windows overlooking the garden and lake beyond. Ceiling light, exposed beams, wall light points, two





radiators. Feature inglenook fireplace with wood burning stove and slate hearth.

Dining Room 4.78m (15ft 5in) plus bay window x 4.52m (14ft 7in)

Enjoying a pleasant outlook overlooking the garden and lake beyond. Ceiling light, exposed beams, wall light points, exposed brick fireplace with open grate, two radiators, attractive parquet flooring.

Living Room 4.96m (16ft) x 4.80m (15ft 6in) Front facing bay window, ceiling light, wall light points, radiator. Feature open fireplace with marble surround and wooden mantel.

Breakfast Kitchen 5.94m (19ft 2in) x 4.93m (15ft 11in) Large breakfast kitchen fitted with a range of wall and floor mounted units with work surface over, inset stainless steel double sink drainer unit and tiled surrounds. Oil fired **AGA** Double Plus with four ovens and twin hot plates. There is an additional gas **COOKER** (bottled gas) and 4-ring **HOB**. Space for dishwasher. Two secondary glazed and one single glazed window, strip lights, exposed beams, useful pantry cupboard. Access to second staircase. Door to

Store Room 4.65m (15ft) x 2.79m (9ft) Two side and one front facing window, vaulted ceiling with exposed beams, radiator. Door to

Utility Room 3.64m (11ft 9in) x 2.79m (9ft) Stainless steel sink drainer unit with cupboard below, work surface over and tiled surrounds. Space and plumbing for washing machine and tumble dryer. Space for fridge and freezer. Ceiling light, tiled floor. Door to outside.

First Floor Landing

Master Bedroom 5.01m (16ft 2in) x 4.80m (15ft 6in) Front facing secondary glazed window enjoying far reaching views toward the Malvern Hills. Ceiling light, two built in wardrobes with hanging rails and shelving, two radiators.

Dressing Room 3.28m (10ft 7in) x 2.84m (9ft 2in) Secondary glazed window, ceiling light, range of built in wardrobes with hanging rails and shelving, radiator.

Bathroom Suite comprising bath with tiled surrounds, pedestal wash hand basin, low level WC. Secondary glazed window, strip light, exposed beams, built in storage cupboard, radiator, tiled floor.

Bedroom 2 5.27m (17ft) x 4.08m (13ft 2in) max Secondary glazed window enjoying far reaching views toward the Malvern Hills. Ceiling light, exposed beams, ornate fireplace, radiator.

Bedroom 3 4.90m (15ft 10in) x 4.39m (14ft 2in) Secondary glazed window overlooking the garden and lake beyond. Ceiling light, exposed beams, internal opaque glazed window, radiator.

Bedroom 4 3.23m (10ft 5in) x 2.63m (8ft 6in) Secondary glazed window overlooking the garden and lake beyond. Ceiling light, exposed beams.

Family Bathroom Suite comprising panel bath with hand held shower attachment, wash hand basin. Single glazed window, ceiling light, exposed beams, radiator.

Separate WC Velux roof light, low level WC.

Second Floor Landing Velux roof light. Doors to

Attic Room 1 3.72m (12ft) x 3.33m (10ft 9in) Secondary glazed window enjoying far reaching views toward the Malvern Hills. Ceiling light, exposed beams, radiator.

Attic Room 2 3.72m (12ft) x 3.20m (10ft 4in) Window overlooking the garden, ceiling light, exposed beams, radiator.

Attic Room 3 4.23m (13ft 8in) x 3.85m (12ft 5in) Secondary glazed window enjoying far reaching views toward the Malvern Hills. Ceiling light, exposed beams, radiator. Access to additional attic storage space.

Outside

Cold Green Farm is approached by a right of way leading to an area of driveway providing parking and turning for several vehicles. The property enjoys a formal garden overlooking open farmland with large areas laid to lawn bordered by beech hedging and fencing. There are several fine mature trees and two large ponds, one with a feature island and connecting bridge. The grounds extend to approximately **ONE ACRE**.



Directions What3Words: **massing.tripling.zipped**

Services We have been advised that mains electricity is connected to the property. Water is via a private supply and we understand that mains is available. Heating is oil fired. Drainage is to a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure We are advised (subject to legal confirmation) that the property is freehold.

General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

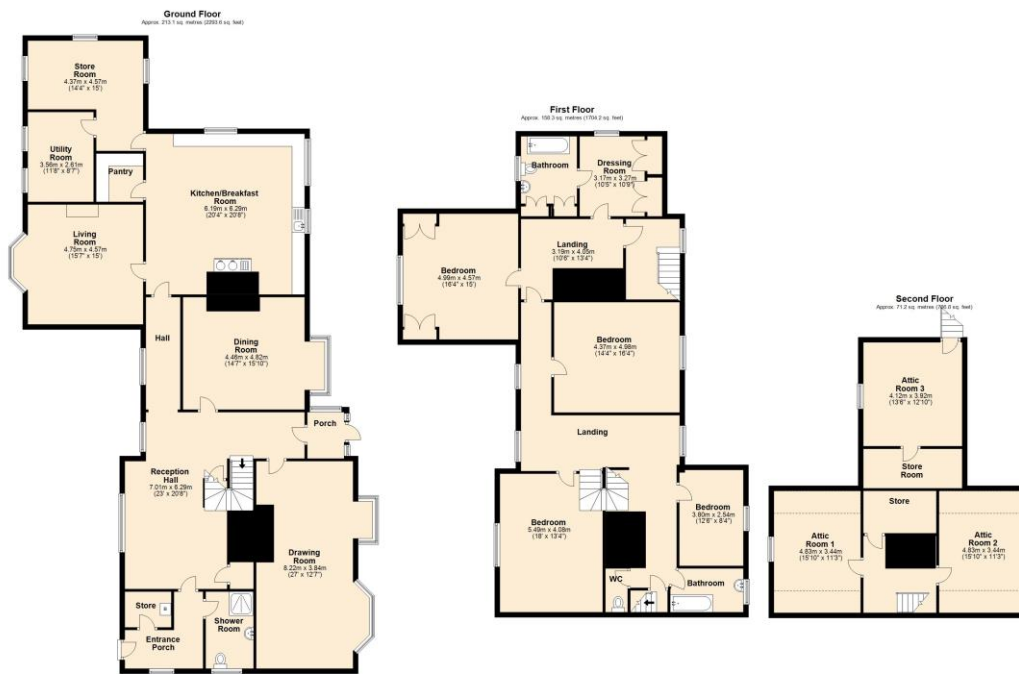
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

Council Tax COUNCIL TAX BAND "G"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is F (28)



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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