



Roughwood, Putley Common, Hereford HR8 2RF





**Roughwood
Putley Common
Near Ledbury
Hereford
HR8 2RF**

Summary of features

- For sale by informal tender – Tuesday 29th October, noon.
- Large detached standalone period farmhouse
- In need of renovation
- 4 beds, surrounding gardens overlooking farm land

Tender Guide: £500,000

Description

For sale by Informal Tender on 29th October 2024, 12 noon. A detached standalone old farmhouse in need of renovation but offering much potential to form a fine family home. The property is part stone with rear brick extension and unusually with a flat roof, standing in its own gardens which adjoin farmland from where there are distant views. A vehicle track leads across the common to this lovely private location on the edge of Putley. The property has good sized accommodation, still retaining much of its character, with four reception rooms, four bedrooms with potential to extend in to adjoining storeroom etc. Ideal for builders or buyers looking for a project.

Situation

Putley Common lies in rural east Herefordshire between the city of Hereford and the town of Ledbury. Strategically, the area is well placed for fast access to the M50, M5 motorway but also the Malvern's, Gloucestershire and Ross-on-Wye. Putley Common is a desirable area surrounded by deciduous woodland which attract an abundance of wildlife. There are also some delightful walks straight from the door.

Accommodation

Accommodation in more detail as follows:

Porch

With door to –

Reception Hall

With stairs up to First Floor and night storage heater.

Sitting Room

With stone fireplace inset stove, shelving, double glazed window to front.

Living Room

With double glazed window to front, wall cupboards, wood paneling up to dado height.

Kitchen

Having range of base and eye level units, Aga range, stainless steel double drainer sink unit.

Dining Room

With side window.

Family Room

Having night storage heater, two windows to different aspects with delightful distant views and brick fireplace.

Side Hallway

With cupboard and door to outside.

Study

With window and views.

From the Kitchen a door leads out to a **Lobby** with door to outside.

Outside Bathroom

With WC low flush suite, wash hand basin and plumbing space for washing machine.

Storeroom

With potential to form more living accommodation.

From the Reception Hall, stairs lead to the First Floor.



First Floor

Landing

With large airing cupboard housing hot water cylinder.

Bedroom Three

With sink and double glazed window to front.

Bedroom Two

Having two double glazed windows, fitted wardrobe and wash hand basin.

Bathroom

Comprising bath, WC low flush suite, wash hand basin, window and cupboard.

Bedroom One

Having two windows with views, night storage heater and wash hand basin.

Bedroom Four

Having sink, fitted wardrobe and window.

Outside:

The property is approached over Putley Common with vehicle track leading to a gate and to the property. There is a wide parking area with gardens surrounding the property and enclosed within boundary fencing. There is a selection of trees and oil tank. The gardens adjoin farmland and there are also some delightful views.

Services:

Mains electricity. Private drainage. The property is currently on a shared borehole, but the buyer is required to connect to the mains on the road within six months of completion of the sale.

Tenure:

Freehold.

What3words:

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Directions:

From Hereford take the A438 towards Ledbury passing through the village of Tarrington. Take the next turning right after Alexander Park signposted Pixley Putley. Follow the signs to Putley Common, Woolhope and after about one mile enter Putley Common. Stay on this road and continue gently uphill and just at the top end of the Common, take a vehicle track to the right which leads to the property.

Method of Sale:

The property is **for sale by Informal Tender**. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for 'Roughwood, Putley Common, Hereford, HR8 2RF' and addressed to 'Nigel Highfield, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ'. The Tender document must be received by **Tuesday 29th October** no later than noon.

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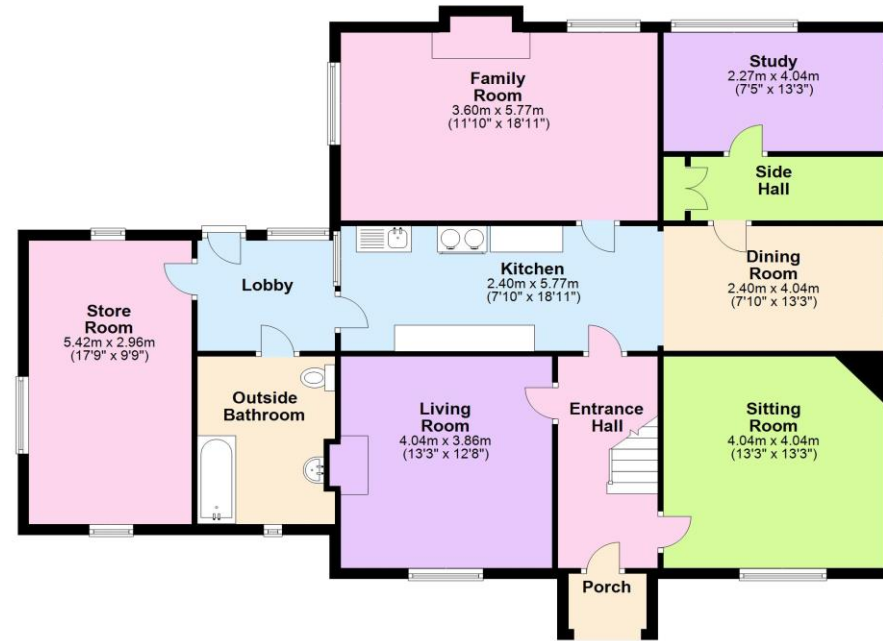
Sunderlands

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Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.