



Little Tereece Farm, Llangarron, Herefordshire, HR9 6NH





Little Treeree Farm Llangarron Herefordshire HR9 6NH

Summary of features

- Substantial detached dormer Bungalow subject to an Agricultural Occupancy Restriction
- Range of modern farm buildings
- Land extending to approximately 55.5 acres
- For sale by Private Treaty

**Offers over
£1,250,000**

Ref: Katie Bufton / Tara Boulton

Situation:

Little Treeree Farm is located less than half a mile south of the popular rural hamlet of Llangarron and is tucked away at the end of a quiet no through country lane. Llangarron is situated near the Welsh border and the Wye Valley AONB whilst still being just 3 miles west of the M50/A40 links to the national motorway network.

Llangarron is located in the middle of a triangle formed by Ross-on-Wye (5.5 miles), Monmouth (6 miles) and Hereford (14.5 miles).

Description:

An exciting and rare opportunity to purchase an attractive smallholding with substantial detached dormer bungalow, range of modern farm buildings and approximately 55.5 acres of land.

The property was built by the current owners in 1996 and was used to rear and expand their herd of pedigree cattle.

The property is subject to Agricultural Occupancy Restriction, please see further information below.





Gwynfa Bungalow:

The accommodation comprises:

Ground Floor

Entrance Hall/Porch 1.04m x 2.27m

An enclosed porch with double glazed windows on two sides, providing plenty of lighting, leading to the boot/utility room and cloakroom.

Boot Room with Cloakroom 4.18m x 2.66

Tiled floor and walls, built in cupboards and sink. There is an adjoining bathroom that includes a WC and basin.

Kitchen/Breakfast Room 3.51m x 8.72m

The kitchen is an open plan room with internal double-glazed doors leading to a separate dining room and French doors leading to the rear garden. The kitchen includes wall and base units and range cooker with traditional brick surround.

Dining Room 4.64m x 3.87m

Large dual aspect room with French doors leading to rear garden.

Hallway leading to;

Bathroom 2.20m x 3.26m (max)

With WC, wash hand basin, bath with shower over and bath

Office 3.29m x 2m

There is a laminate floor, radiator and a double-glazed window.

Living Room 5.05m x 6.76m

The spacious living room boasts a brick fireplace with an impressive brick surrounded log burner and French windows overlooking the front garden with dual aspect windows.

Bedroom 4.28m x 2.93m

Double bedroom with carpet floor and dual aspect windows.

First Floor Stairs/Landing

With area with walkway of built-in cupboards leading to

Master Bedroom 4.46m x 5.05

Double bedroom with built in wardrobes, window and skylights

Ensuite 2.23m x 1.83m

Half tiled walls with wash hand basin, WC and corner shower

Family Bathroom 3.49m x 2.23m

Tiled floor and walls with wall mounted sink, low flush wc, walk in shower and corner bath.

Bedroom 3 4.45m x 3.88m

Double bedroom with built in wardrobes, window and skylight.

Outside:

The property benefits from a lawned garden to the front and a beautiful, landscaped garden to the rear with gravel and patio areas, raised vegetable patch and an archway leading to the lawned area and mixed fruit orchard.

The property also benefits from a detached single brick garage.

Services:

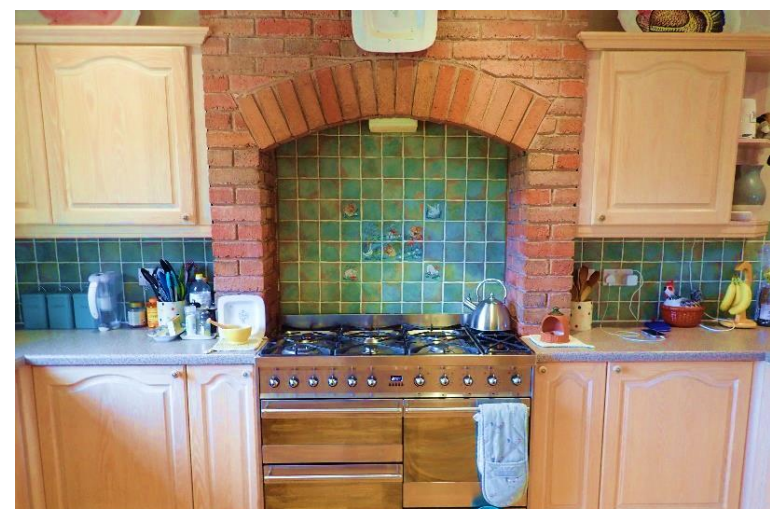
We are informed that the property is connected to mains water and electricity, septic tank drainage and oil-fired central heating. We understand fibre optic internet is located at the bottom of the drive.

The range cooker has an electric oven with gas hob.

Council Tax Band:

Herefordshire Council Band "E"

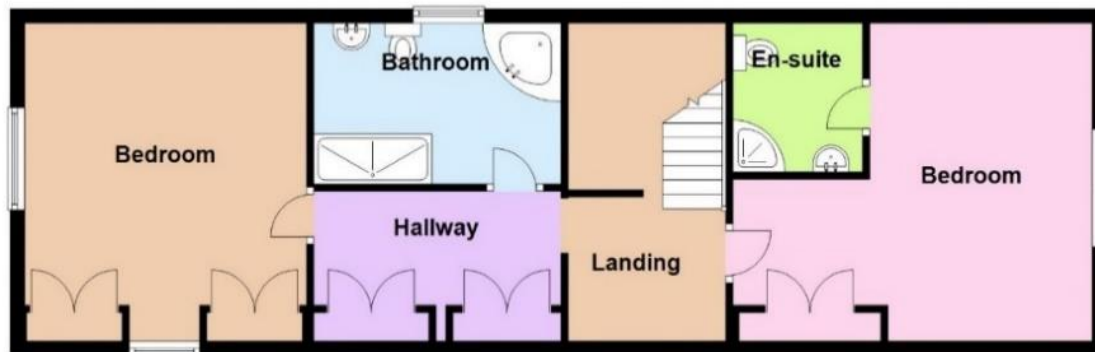




Ground Floor
Approx. 145.3 sq. metres (1563.8 sq. feet)



First Floor
Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 211.8 sq. metres (2279.8 sq. feet)

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

Farm Buildings:

The farm buildings comprise a range of modern steel portal framed buildings as follows:

General purpose building 25.3m x 22m

Steel portal framed with part concrete block part Yorkshire boarding sides and a concrete floor.

General purpose building 14m x 30m

Steel portal framed with part concrete block part Yorkshire boarding sides and a concrete floor.

General purpose building 11.5m x 10.2m

Hay barn 14.4m x 5.5m

Open sided 3 bay timber framed hay barn

Land:

The land extends in total to 55.50 acres (22.46 ha) of which 52 acres (21 ha) is grassland and remainder is woodland and stream.

The land benefits from a natural water supply from Garron Brook. The land is predominantly Grade III with some Grade II to the east.



Agricultural Occupancy Restriction:

The property is sold subject to an Agricultural Occupancy Condition, otherwise known as an agricultural tie. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed, in the locality in agricultural or forestry or a dependant of such person residing with them or a widow/widower of such a person. Please contact the agent to check if you comply with this restriction.

Tenure:

Freehold with vacant possession upon completion.

Overage

Provision will be made for Uplift Overage over the farm buildings and land hatched red at 20% over a 25-year period from the date of completion.

Any Overage payments will be triggered by the grant of a Planning Consent for non agricultural / equestrian / forestry use.

Basic Payment Scheme:

The Vendor has claimed and will retain the Basic Payment Scheme delinked farm subsidy.

The land is not the subject of any Stewardship Scheme. The whole property is located within a Nitrate Vulnerable Zone.

Sporting, Timber & Mineral Rights:

All standing timber or any other sporting rights, if relevant, are included in the sale The fishing rights are not owned.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Planning:

The farm buildings may have scope for residential conversion under Class Q Permitted Development Rights. No planning enquiries have been made.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Viewing:

Strictly by appointment with the Agents.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

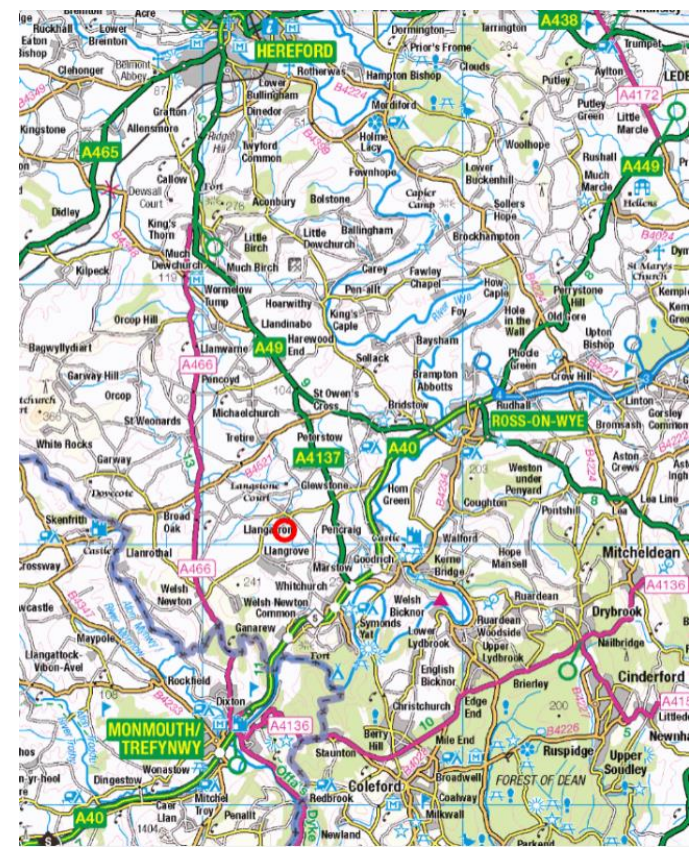
Directions:

From Hereford, join Victoria St heading south. Continue until turning left onto the A4137 and then carry on through St Owen's Cross. Carry on until taking a left for Llangarron. Turn down towards Parkhill and then the first left, Little Treereece can be found at the end of the drive on the left.

What3Words:

///marked.managers.passively





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request. Photographs were taken July 2022 and March 2024.