



Lower Hill Farm

Upper Hill, Leominster , HR6 0JZ

- Lovely Rural Setting
- Detached Cottage
- Two Reception Rooms
- Enclosed Front And Rear Gardens
- EPC Rating
- Countryside Views
- Four Bedrooms
- Large Breakfast Kitchen
- Four Bay Open Front Barn
- Available For Immediate Occupation

£1,600 PCM



The Property

A detached cottage set within a rural Herefordshire country position. This detached property had recently been decorated and improved and offers spacious accommodation along with pleasant gardens, outbuildings and lovely views.

The property is approached via a gated gravelled driveway leading to the rear porch/utility area door. The utility area has a sink, cupboards, oil fired boiler, space and plumbing for washing machine and vented tumble dryer. Off the utility there is a shower room with vanity unit and sink, shower cubicle and WC.

Through to the breakfast kitchen which offers a generous space for large dining table and chairs along with a good range of base and wall mounted cabinets, worksurfaces, 4 ring hob, integrated oven, integrated fridge, sink and windows to three aspects all with pleasant outlooks.

There are a further two reception rooms both offering wood burning stoves to create flexible living accommodation.

Upstairs four bedrooms can be found, three being good sized doubles with the fourth a single or study space. All bedrooms have built in wardrobes for convenience. There is also a separate WC and family bathroom at the end of the landing with a suite to include WC, panel enclosed bath with shower over, pedestal wash hand basin and wall mounted heated towel rail.

There is also a generous boarded loft space providing further storage facilities.

Outside of the property there are enclosed gardens mainly laid to lawn with hedgerows dividing some of the garden areas along with blossom trees.

Found in the gardens is also a large open front barn providing ample storage along with lock up area.

Services & Expenditure Lettings

Services Connected: Oil fired central heating. Private water and Septic Tank Drainage

Council Tax Band: F

Broadband availability: Standard Broadband 16 Mbps Download / 1 Mbps Upload - Source Ofcom

Household Income & Affordability Lettings

To successfully pass an income reference our appointed reference company requires a minimum household income of £51,000. Should a guarantor be required to support an application, an income of £61,200 would be required

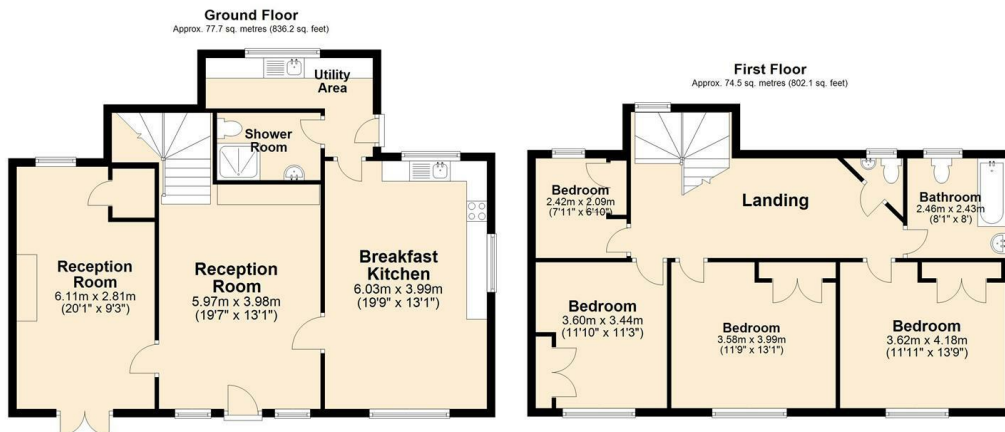
Tenancy Information Portal Link Lettings

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".

Viewings Lettings

Strictly by appointment. Please contact the agents on 01568 610600 option 1

What Three Words: ///zoned.unfilled.outdone



Total area: approx. 152.2 sq. metres (1638.3 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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