

New House Farm

Moccas, Herefordshire



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New House Farm
Moccas
Hereford
Herefordshire
HR2 9LA



New House Farm, Moccas, Herefordshire, HR2 9LA

Hay-on-Wye 10.3 miles, Hereford 14.7 miles, Abergavenny 27 miles

Main house provides accommodation for 4 to 6 bedrooms

Separate two-bedroom cottage

Set in approximately 1.43 acres

Stunning rural location



INTRODUCTION & SITUATION

A charming and characterful Grade II listed residence found in amongst the beautiful Hereford countryside. New House Farm is set in approximately 1.43 acre with delightful views of around the Wye Valley and close to the renowned Moccas Park. New House Farm is a charming characterful country residence found in the beautiful Hereford countryside. The property sits in the most tranquil situation surrounded by orchards in the Wye Valley, close to the renowned Moccas park and benefits from delightful grounds including a carefully planted garden with wild areas and approximately 150 varieties of rose as well as fruit trees and an orchard.



LOCATION

The Wye Valley is known for its outstanding natural beauty and still found close to the cathedral city of Hereford. Hay-on-Wye is approximately 10.3 miles away, a beautiful borders market town also in the Wye Valley offering a wide range of services and facilities. Hay is also known as the town of books due its wide range of second-hand book shops and literary traders as well as a wide range of boutiques and independent shops. Every Thursday there is a thriving market held within the town which is famous for the annual literary festival held at the end of May each year. The cathedral city of Hereford is only 14.7 miles away providing the nearest train links as well as both independent and state education.



ACCOMMODATION

The house itself is formed partly from the original farmhouse believed to date back to the late 16th century and a later barn being added in the mid-17th century.

Overall, the property offers comfortable and extensive five bed accommodation and retains many original features including the original 17th century door with nail studs and ornamental strap hinges.

The house itself includes 5 bedrooms and 5 bathrooms with the entire accommodation exceeding 4,600 sq.ft. There are two main sitting rooms which both feature Clearview stoves and an open plan kitchen with fitted unit and a Total Control electric AGA. The property also has the benefit of two sets of PV panels and ground source heat pumps as recent eco additions.

This beautiful property offers a great opportunity for multi-generational living or could provide one dwelling with a guest wing.

Separate to the main house there is the granary with two bedrooms, a bathroom, kitchen and a large open plan living area, taking advantage of the beautiful views from the first floor. Currently the granary is let on an assured shorthold tenancy (further details of the tenancy can be made available).

To the west of the house there is also a 75ft long Dutch barn which provides a utility room with plumbing for a washing machine, further storerooms and a bathroom. The barn also has planning permission for a swimming pool.

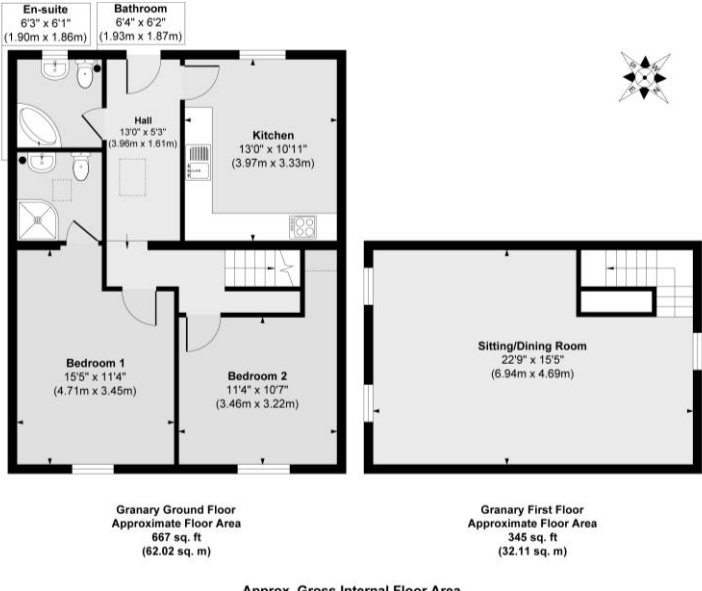






OUTSIDE

The property is accessed from the main highway via a right of way over a stone road through an orchard leading to the house. The gardens are delightful, taking in the beautiful natural landscape surrounding the property. A particular feature are the variety of roses which have been carefully planted with wild areas and walkways through the shrubs with futher trees and a small orchard.



DIRECTIONS

Take the B4348 in an eastly direction from Hay-on-Wye and continue through the village of Hardwick and proceed on the B4352, proceed through Merbach and Bredwardine and continue to Moccas village passing the deer park on the right-hand side and continue to the crossroads. Continue past the crossroads and just 100 yds past there is a driveway on the right hand side which will lead down to the property. W3W - [///amplified.sponge.push](#)



SERVICES

We are advised that the property is connected to mains water, mains electric and two private drainage systems. The central heating for the main house is via two ground source heat pumps with part underfloor heating and the granary has an electric boiler with radiators. Both properties also have photovoltaic panels. Please note the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

House - Herefordshire County Council Band "G"
Granary – Herefordshire County Council Band "B"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.
Contact Tel: 01497 822522
Office opening hours:
Mon-Fri 9.00am-5.00pm.
Sat 9.00am-12 noon.
Out of hours contact:
Harry Aldrich-Blake 07717 410 757 or
harry@sunderlands.co.uk

WAYLEAVES EASEMENTS AND 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.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be

deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or

otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

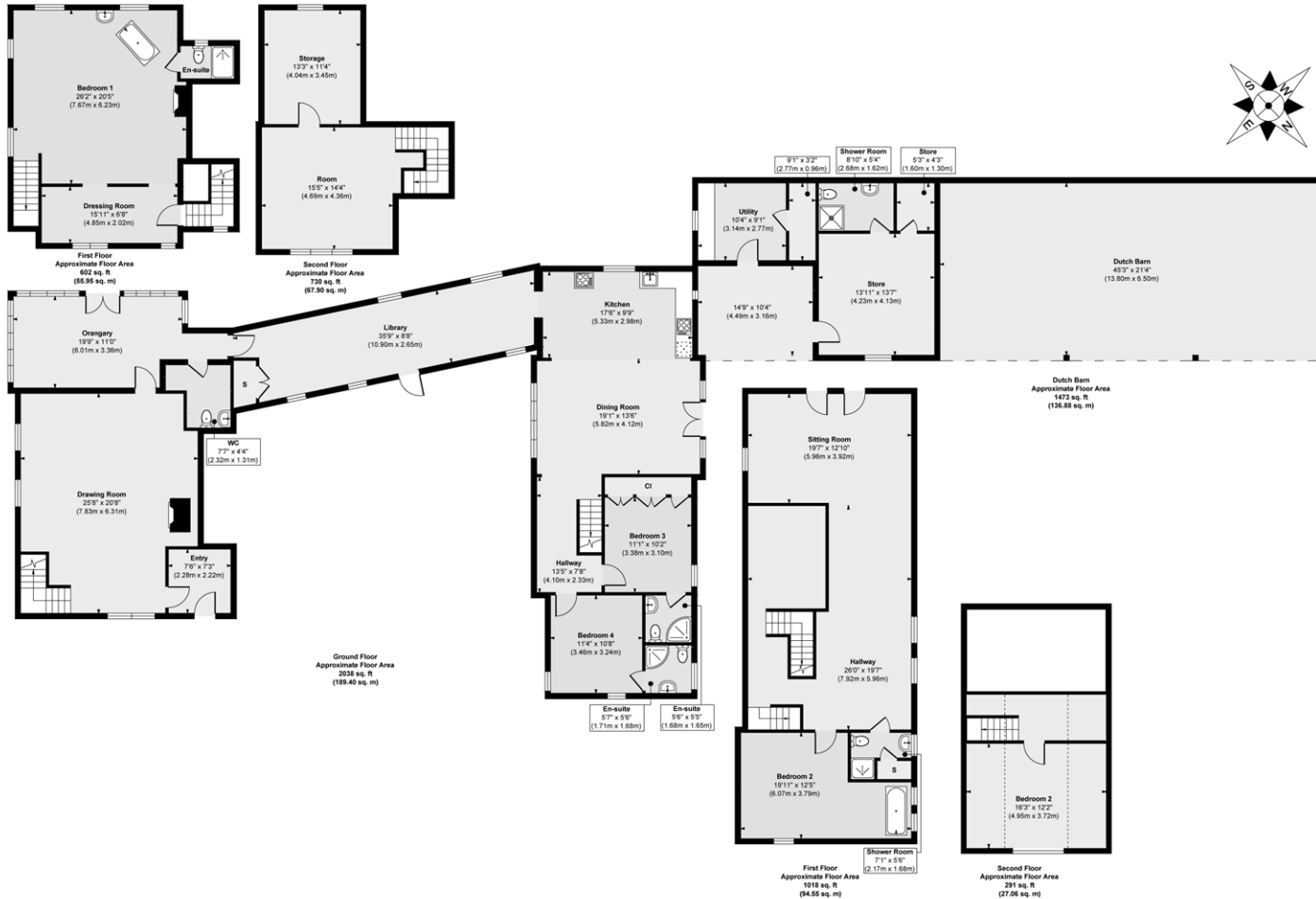
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

New House Farm, Moccas, Hereford, Herefordshire, HR2 9LA

ENERGY PERFORMANCE CERTIFICATE

Farmhouse



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	69	78

Granary

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	71	94