

The Farm & Penmill

Cobnash, Leominster



The Farm and Penmill, Cobnash, Kingsland, Leominster, HR6 9QY

Kingsland 1.3 miles, Leominster 3 miles, Hereford 15 miles, Hay-on-Wye 22 miles,

A delightful rural smallholding

Set in approximately 5.31 acres

Suitable for multigenerational living

Good flat land with a substantial steel frames barn and a traditional barn



INTRODUCTION & SITUATION

The Farm is a delightful smallholding set in approximately 5.31 acres of good level land on the edge of Cobnash close to the popular village of Kingsland and near to Leominster.

The property offers two separate dwellings (on two titles) with the original house having three

bedrooms and two reception rooms and the newer portion having four bedrooms and two further reception rooms.

There are two kitchens, and each side has its own conservatory.

Cobnash is found close to Kingsland, one of the

Herefordshire black and white trail villages.

Kingsland has a primary school, two public houses, a café, church and village hall.

A wider range of services and facilities, supermarkets, a railway station, medical facilities, independent shops and a leisure centre.



THE FARMHOUSE

The original house (The Farm) is entered through the front door into the hallway with a cloakroom and W.C. To the left is the kitchen with fitted kitchen units, electric hob, electric oven and a substantial feature fireplace. A conservatory also leads into the garden. There is a generous sitting room with a stone fireplace and double doors out into the garden. The utility room has fitted kitchen units, plumbing for a washing machine and a sink. On the first floor there are three double bedrooms, a shower room and a useful storeroom.



PENMILL

Penmill can be accessed independently through its own entrance or via a connecting door into the dining room. The property provides a utility room, a large kitchen with fitted units and a gas hob and an office with a window to the rear, a sitting room with a fireplace and Clearview stove and double doors leading into a conservatory. On the first floor there are four bedrooms and a large bathroom with a shower and a corner bath.



OUTSIDE

The property is entered from the highway into a generous parking and turning area and a further driveway leads around to the rear workshop. Each house has its own garden.

Next to the house there is a traditional barn, 11.93m x 5.14m with 6m eave height, with part concrete and flagstone floor. To one side of the barn there is a stable 3.79m x 3.20m with a concrete floor and an adjoining lean-to covered area.

The main workshop/ barn is of portal frame construction measuring 14.76m x 11.59m with a 4m eave height. Its forms 3 steel portal framed bays with concrete floor, block walls, power, light and water. The exterior of this barn is also timber clad.

The land is separated into 8 paddocks, all of which are well fenced and with roadside frontage. Please also note further land is available under separate negotiation.



SERVICES

We are advised that the property is connected to mains water, mains electric, and private drainage with gas-fired central heating. Please note the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

The Farm - Herefordshire Council Tax Band "E"
Penmill – Herefordshire Council Tax Band "D"

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.

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.

OVERAGE PROVISION

There will be an overage provision for any additional residential developments, further information on this can be made available from the agents.

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 misstatement 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.

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

DIRECTIONS

From Leominster head west on the A44 and continue through Barons' Cross continuing right onto the B4360. Proceed along the road for just over a mile then take the right-hand turn (signposted Kingsland). On entering Cobnash take the fourth driveway on the left-hand side signposted The Farm and Penmill.

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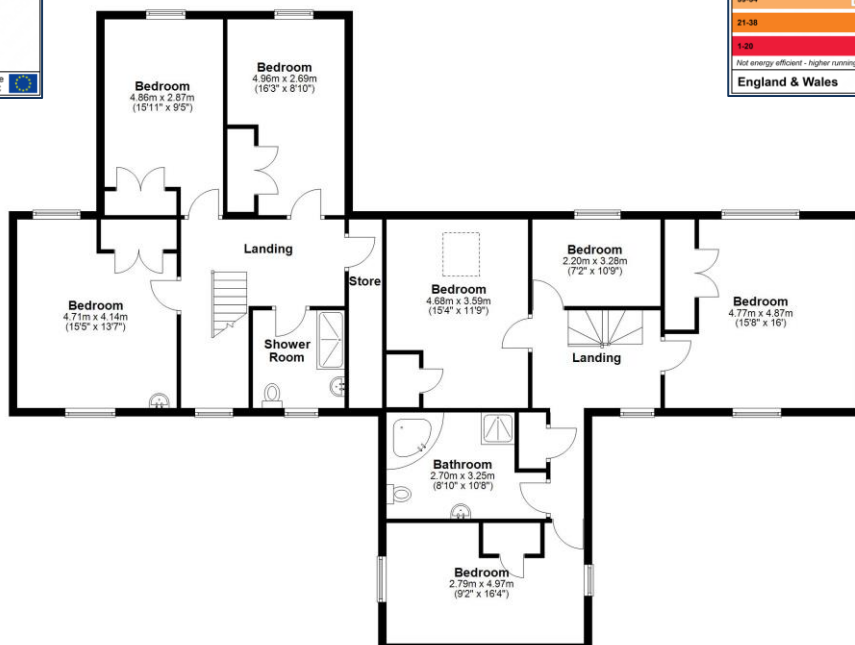
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Ground Floor
Approx. 176.5 sq. metres (1900.2 sq. feet)

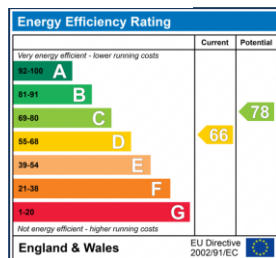


First Floor
Approx. 157.4 sq. metres (1694.0 sq. feet)

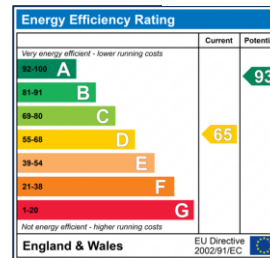


Total area: approx. 333.9 sq. metres (3594.2 sq. feet)

The Farm



Penmill



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. Sunderlands 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.