



OLD BANK FARM

Old Bank Farm, Adforton, SY7 0NF
Price £725,000

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Old Bank Farm, Adforton

A stunning Grade II period former farmhouse set in 0.8 acre garden located in the north west region of Herefordshire close to the borders of Shropshire & Powys. With a traditional barns suitable for conversion or retained as parking and a workshop, this property offers 3/4 receptions, 3/4 bedrooms, 2 bathrooms and many period features. SOLD WITH NO ONWARD CHAIN.

FEATURES

- Grade II listed "Black & White" former farmhouse
- 3/4 receptions; conservatory
- 3/4 bedrooms; two bathroom
- Period features & exposed timbers
- 0.8 acre mature gardens
- Traditional outbuilding & barns
- Central village location
- Oil central heating

Material Information

Price £725,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: (0)

For more material information visit www.cobbamos.com

Awaiting Energy
Performance
Certificate



Introduction

Bank Farm is a mediaval Grade II listed "Black & White" former farmhouse that at one time would have managed much of the land in & around the village and originally formed part of the historic Harley Estate before being sold off to pay inheritance tax. The current owners have been custodians for the last 40+ years or so and have looked after the property well and it offers the next owner the opportunity to own a wonderful family home with many quirks and period features not least of which includes the gardens which extend for 0.8 acres.

The property sits back off the road in an elevated position in the centre of the village and is built in what is commonly know as a "Black & White" style which was very popular in Herefordshire and therefore offers some intriguing original features including beams, fireplace, and a range of "black" timber clad barns. The accommodation comprises: large farmhouse style kitchen, dining room and then a large 'L' shaped living room that can act as two separate area if required. Then there is a further snug/study or even occasional 4th bedroom. Upstairs there are three further double bedrooms and two full bathrooms interestingly accessed by two staircases which give the property some very unique features.

There is ample parking including the use of the former byre with its cobbled flooring and a large barn which has over the years been used as a workshop, games room and could with the correct planning permissions be turned in to additional accommodation or even an annex or holiday let cottage. Additionally there is a further large timber barn towards the top of the garden ideal for lawn mowers, garden implements and a wood store.

This is an exceptional property and as such offers the new owners not only a slice of history but a type and style of property that rarely exists now and hopefully will be as loved for many decades to come as a genuine "Family" home.

Property description

The main entrance to the property is via the front porch which also houses the cloakroom and through the glazed door into the main hallway. On the left is the main living room with two distinct areas within the 'L' shaped room. The first area is the sitting area with stunning Inglenook fireplace with wood burning stove, exposed beamed ceiling and dual aspect windows over looking the front & rear of the property. The second area is up a single step and again has dual aspect windows to the front and side elevations with beams and could be set up as a study or second sitting area. Off the sitting room is a rear lobby with access to the patio and rear garden and one of the staircases leading to the first floor. Adjacent to this is the snug or study or the 4th bedroom if required overlooking the rear of the property.

Returning to the entrance area, off to the right is the dining room with beamed ceiling and the second staircase to the first floor and again has a dual aspect. Then through the door to the farmhouse style kitchen with a range of wood

fronted wall & base units, space for table and doors leading through to the conservatory which overlooks and has access to the rear garden & patio.

Taking the staircase off the dining room you rise to the first landing where there is a door leading to the impressive main bedroom with exposed Cruck beams and vaulted ceiling and is separated slightly by one of the beam structures but a step has been put in to allow this room to have an additional sitting area or study/play area. There is a dormer window to the rear and two Velux style windows on the side. Also off this first landing is the "Jack & Jill" bathroom which has a bath and walk-in shower and where the second door leads through to the second bedroom. This bedroom is a large double room with dual aspect dormer windows, built in wardrobes and has a door that leads out on to the second landing which is accessed from the second staircase off the rear hall. From this landing you can also access the second bathroom and the third double bedroom with eaves storage.

Access & Parking

The property is approached up a private tarmac driveway, over a cattle grid and the extensive parking area is located on the right hand side. Undercover parking is available in the old Byre with its cobbled flooring and extensive storage space.

Outbuildings

There are various outbuilding located at the property. The largest of these is an L shaped blackened timber clad barn which has under current ownership been used as a workshop, games room, storage & parking and could be developed in to additional accommodation subject to planning permission and listed building consent. There is power and water connected.

In addition further up the garden is a second timber clad barn very useful as a storage shed & wood store. Finally there is a small gardeners store shed.

Gardens

The property is surrounded by wonderful lawns with various, shrubs, trees, flower beds and the remnants of a productive vegetable garden. Various dips & hollows give the garden real character and really does provide ideal zoning for kicking a ball, growing flowers, rolling down banks and as the garden rises towards the back it gives wonderful views towards the rolling Shropshire hills. The top of the garden was purchased off the adjacent land owner in 1976 and there remains two historic field gates leading in to the adjacent field but does not give the property owners any Rights of Way however there is an easement for the adjacent land owner in relation to water, stop tap & pipes feeding their land. For more information please ask to see an extract of the original conveyance.

Services & tenure

All mains services are connected.
Oil fired central heating.
Herefordshire council tax band F
Freehold





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Uplift clause & easement

In the conveyance for the land at the top of the garden in 1976, there is an uplift clause to benefit the original land owner and their successors in title should planning permission for a residential dwelling be passed on this land only. The clause is valid for 80 years from 1976 which means that there is 30 years remaining. There is an easement allowing the land owner to maintain a water supply to their field. For further information please ask to see a copy of the original conveyance & plan.

Broadband & mobile checker

Ultrafast broadband is available
1800/220 Mbps - Openreach

Variable mobile coverage depending on provider
Mainly identified as Good Outdoor.

For further information please follow this link:

<https://www.ofcom.org.uk/mobile-coverage-checker>

AML

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.



DIRECTIONS

From Wigmore continue along the A4110 towards Leintwardine and Adforton is the next village. As you enter the village the road narrows as you go over the crown of the hill the property can be found on the left hand side. The What3Words location is heat.influence.fortified







Ground Floor



Floor 1



Approximate total area⁽¹⁾

2095 ft²

194.7 m²

Reduced headroom

194 ft²

18 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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