

TO LET — SMALLHOLDING & TWO BEDROOM FLAT

1 Coachmans Cottage

Grayshott Road, Headley Down, Bordon, Hampshire GU35

A well-positioned rural smallholding comprising up to 17.74 acres of permanent pasture, a recently renovated two-bedroom first floor flat, outbuilding and storage, private garden. Available as a whole or in part.

17.74 acres

Permanent pasture in three fields

815 sq ft

Two bedroom first floor flat

On Application

Terms — Farm Business Tenancy

Grayshott Road, Headley Down, Bordon, Hampshire GU35
United Kingdom





THE OPPORTUNITY

A smallholding available as a whole or part

A well-positioned rural smallholding comprising up to 17.74 acres of permanent pasture, a recently renovated two-bedroom first floor flat, outbuilding and storage, private garden.

Available as a whole or part depending on use.

AT A GLANCE

- Recently renovated two-bedroom first floor flat of 815 sq ft
- Outbuilding and storage, including a detached store for tools and equipment
- Private garden
- Approximately up to 17.74 acres of permanent pasture in three fields
- Available as a whole by way of a Farm Business Tenancy

Viewings strictly by appointment through Knight Frank.

THE ACCOMMODATION

A charming stone-built flat

This charming stone-built flat offers 815 sq ft space across the first floor. The flat retains its original charm, it features classic dormer windows, exposed beams, and natural stone walls.

The flat comprises a spacious reception room with a focal fireplace and a well-equipped kitchen and integrated appliances. Along with two bedrooms and a bathroom which sit beneath pitched ceilings and timber rafters.

ACCOMMODATION

- Reception room with focal fireplace
- Well-equipped kitchen with integrated appliances
- Two bedrooms and a bathroom beneath pitched ceilings
- Detached store for tools and equipment



Three fields of permanent pasture

5.30 acres

Field one — permanent pasture

3.41 acres

Field two — permanent pasture

9.04 acres

Field three — includes areas of woodland within the field boundary

The land is divided into three permanent pasture fields extending to approximately 5.30 acres, 3.41 acres and 9.04 acres respectively. The largest field includes areas of woodland within the field boundary.

Each field benefits from mains water supplied via a metered trough, with water usage recharged by the Landlord. The fields are fenced and currently used as pasture.

The land may be suitable for a range of agricultural uses, including sheep, cattle, free range poultry, pigs, market gardening or other agricultural enterprises, subject to the Landlord’s prior consent.

Environmental scheme proposals may also be considered, subject to prior approval.

The holding is available as a whole or part by way of a Farm Business Tenancy.





ABOUT THE AREA

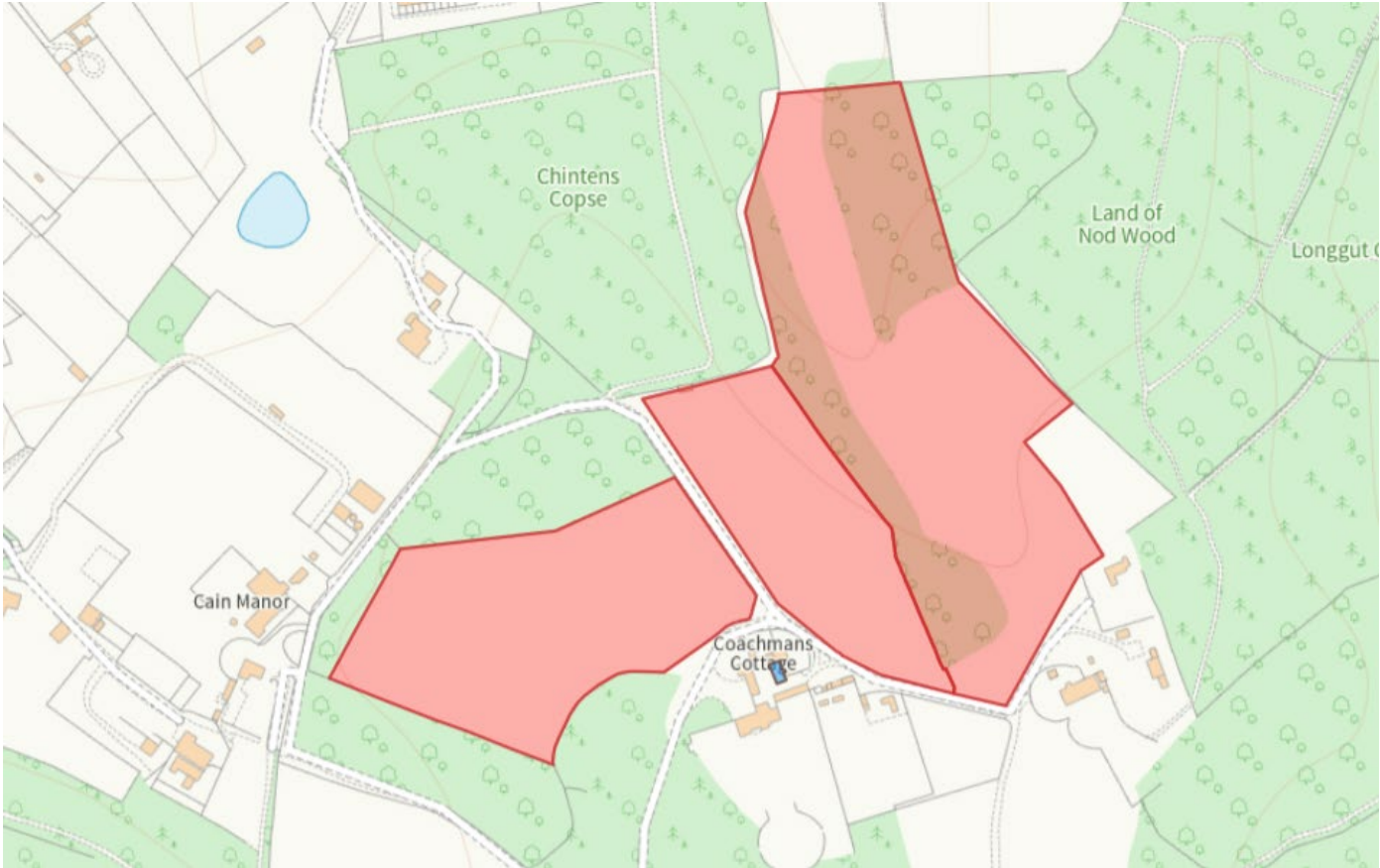
A secluded setting on the **Surrey - Hampshire border**

The holding positioned off Grayshott Road, Headley Down, near Bordon on the Surrey/Hampshire border. The Property enjoys a secluded countryside setting with access via a Private Estate drive, whilst remaining conveniently located for the amenities of Headley Down, Grayshott and Bordon.

The surrounding area provides an extensive network of footpaths, bridleways and open countryside, together with good road links to the A3, offering access to Guildford, London and the south coast.

NEARBY

- Headley Down, Grayshott and Bordon amenities
- Access via a Private Estate drive
- Footpaths, bridleways and open countryside
- A3 links to Guildford, London and the south coast



GRAYSHOTT ROAD, HEADLEY DOWN

GENERAL INFORMATION

Tenure

The holding is available as a whole by way of a Farm Business Tenancy.

The Flat

A recently renovated two bedroom first floor flat of 815 sq ft, with outbuilding and storage and a private garden.

Water

Each field benefits from mains water supplied via a metered trough, with water usage recharged by the Landlord.

Terms

Terms on Application.

The Land

Approximately up to 17.74 acres of permanent pasture in three fields of approximately 5.30, 3.41 and 9.04 acres.

Permitted Uses

The land may be suitable for a range of agricultural uses, including sheep, cattle, free range poultry, pigs, market gardening or other agricultural enterprises, subject to the Landlord’s prior consent.

Environmental Schemes

Environmental scheme proposals may also be considered, subject to prior approval.

Viewings strictly by appointment through Knight Frank.

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