



The Old Farmhouse, Lower Mawfield, Allensmore, Herefordshire HR2 9BQ



Sunderlands
Residential Rural Commercial



**The Old Farmhouse
Lower Mawfield
Allensmore
Herefordshire
HR2 9BQ**

Summary of Features

- Grade II listed old farmhouse
- Set off country lane with views
- Delightful gardens and double garage
- Much character throughout

Asking Price £700,000

An attractive Grade II Listed former farmhouse, which now forms part of an exclusive development of just five dwellings. This large semi-detached property boasts an abundance of character throughout including half timbered walls, inglenook fireplace, spacious rooms and delightful far reaching views. Accommodation is oil-fired central heated, double glazed and arranged over two floors with an appealing flexible layout with potential to form a downstairs fourth bedroom. There are good sized gardens which are pleasantly private with mature trees and large outshed with power. There is parking, a superb double garage with remote operated doors. To fully appreciate the quality, presentation, the many character features and the views, a closer inspection is highly recommended.

From the reception hall, one steps into the sitting room which is a delightful good sized room with fireplace inset wood burner. Adjacent is the family room which could form a fourth bedroom. The kitchen/breakfast room is a particular feature having a range of units with step down to the dining area with utility and toilet off. A beautiful old staircase leads to the First Floor landing and then to the three bedrooms all being doubles with a Jack and Jill En-suite shower between bedrooms 1 and 2 and a separate good size family shower room.

Situation

Lower Mawfield is a rural Hamlet, which can be found next to Clehonger, Cobhall Common and Allensmore. There are numerous attractive countryside walks almost immediately from the property and a number of road links in different directions leading away from the property to Hereford (5.5 miles), Ross on Wye (15 miles) and Monmouth (17 miles) as well as the M50/A40 road network. Local facilities can be found in Allensmore, Clehonger and Kingstone with main amenities being in Hereford Centre.

Outside

Approached off a quiet country lane, a graveled driveway leads into the development where the old farmhouse can be found on the right hand side. As well as a generous graveled drive there is a substantial timber clad detached double garage measuring 6.36 x 6.31 with two remotely operated

double doors, pitched roof and substantial storage area over. To the side of the garage, gates open to a private drive parking area and the gardens which are predominately laid to lawn and of good size being pleasantly private enclosed within fencing or natural hedging. There is a central pergola with a terrace forming a lovely seating area with climbing roses and plants. There is also a further decked seating area. The remainder of the garden there are raised planters which have been cultivated with vegetable beds, various plants and shrubs. To the one corner there is substantial timber garden shed measuring 5.5 x 3.65m, with power and light. There is a variety of different trees including apple and pear, sycamore and magnolia.

Services

Mains, electric and water. Private drainage, oil fired central heating. There is a management charge of £70 per calendar month for maintenance of communal areas and buyers become a fifth director of the Management Company.

Agents Note:

Viewings strictly by appointment through the Selling Agents.

Council Tax Band:

Herefordshire Council - Band E

Tenure:

Freehold.

Directions

Navigate to the post code HR2 9BQ. The farmhouse is the first dwelling within the development.

What3words: ///shameless.rooftop.nods

Anti-Money Laundering:

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.









Sunderlands

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Total area: approx. 219.0 sq. metres (2357.6 sq. feet)
The Old Farmhouse, Lower Mayfield, Hereford



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.