

HYFORD
NORTH HEREFORDSHIRE
HEREFORD 11 MILES • LEOMINSTER 3 MILES
A HIGHLY ATTRACTIVE RESIDENTIAL SMALLHOLDING



R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

HYFORD

NR LEOMINSTER • HEREFORDSHIRE
HR6 0PB

5 BEDROOM WELL APPOINTED
DETACHED RESIDENCE

APPROX 8.35 ACRES LAND

STABLING, GARAGE AND AMPLE PARKING

EXTENSIVE VIEWS ACROSS HEREFORDSHIRE

FOR SALE BY PRIVATE TREATY



GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

PROPERTY SUMMARY

- Highly Attractive Residential Smallholding
- Situated in the hamlet of Ford Bridge
- Fantastic Far Reaching Views of Herefordshire Countryside
- Well appointed 5 Bedroom Detached House
- Stabling, Garage and Ample Parking
- 8.35 Acres of Pasture Land.

SITUATION

Hyford is situated on the southern side of Leominster on the B4361, just 3 miles from the town. Leominster contains many independent shops as well as the usual larger supermarket chains.

There are several schools and recreational facilities in the area, including many historic buildings, walks and fine countryside which make this an ideal tourist area.

The property is situated within easy connection to major rail services and main trunk roads.

POST CODE

HR6 OPB.

GRID REFERENCE

SO 509549.

TENURE

The property is freehold and offered with vacant possession upon completion.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme. No entitlements are available for transfer.

SERVICES

Electricity: Mains electricity is connected to the dwelling.

Water: Mains water is connected to the dwelling. Spring water to two of the paddocks and mains water to the third.

Drainage: Sewage treatment plant.

Central Heating: Oil fired central heating system to the dwelling.

Internet: Fibre broadband is connected to the property.





LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Tel: 01432 260000.

COUNCIL TAX

Band E.

EPC RATING

Band D.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights are included in the sale.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the area of the land. Any error or mis statement shall not annul the sale or entitle any party to compensation whatsoever.

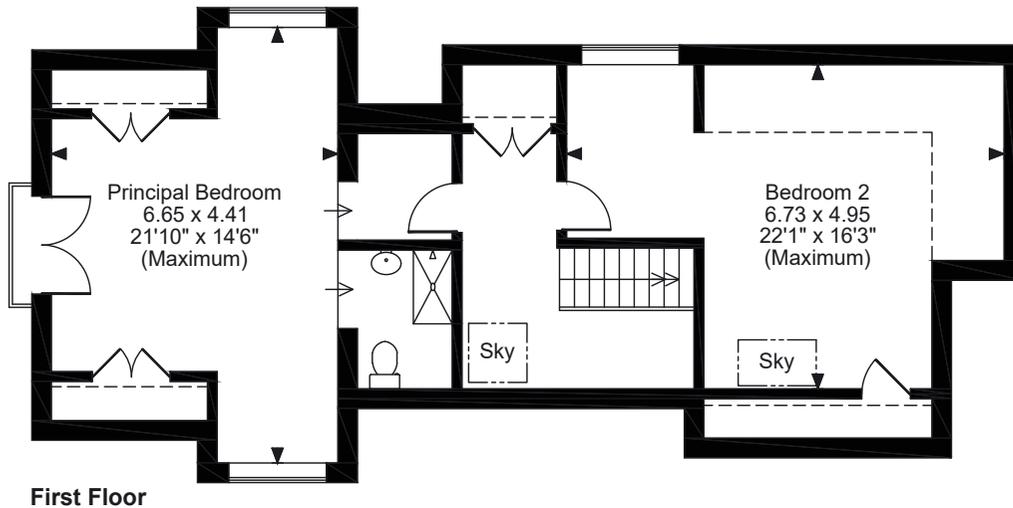
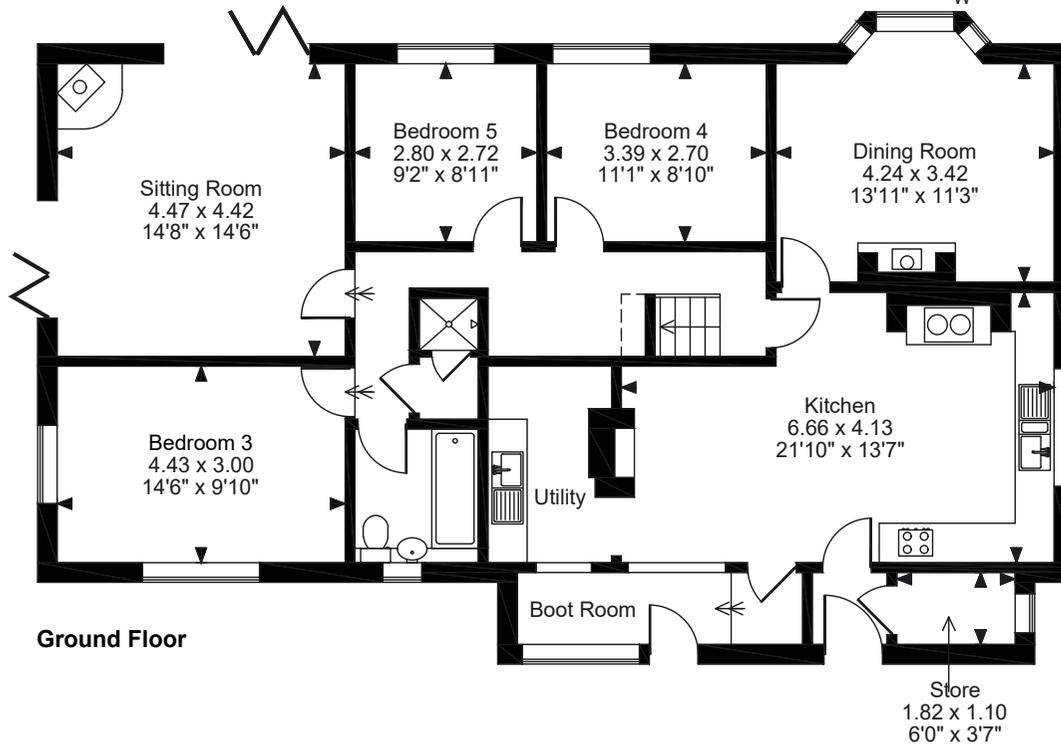
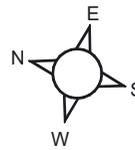
VIEWING

Viewing is by appointment with the agents – RG and RB Williams.

Tel: 01989 567233. Email: info@rgandrwilliams.co.uk



Hyford, Ford Bridge, Leominster
Approximate Gross Internal Area
2032 Sq Ft/189 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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PARTICULARS OF SALE

THE DWELLING

Hyford is approached over a private entrance driveway which has land to each side. It is an extended five bedroom house with ample parking and 8.35 Acres. The property benefits from an elevated position with far reaching views across Herefordshire.

The spacious well appointed accommodation has the benefit of both double glazing and air conditioning. The property comprises:

ON THE GROUND FLOOR

Entrance Porch:

Kitchen/Breakfast Room: with wood flooring; fitted wall and base units; inset sink and space for fridge freezer and dishwasher. Electric AGA.

Utility Room: with wood flooring; wall and base units; sink; space for washing machine and tumble dryer.

Dining Room: with wood flooring; dual aspect windows with fantastic views. Fireplace with woodburning stove.

Sitting Room: with two bi-folding doors. Woodburning stove with hearth.

Inner Hallway: with stairs to first floor.

Bedroom No. 3: double room

Bedroom No. 4: double room

Bedroom No. 5: double room

Family Bathroom: with bath having shower above; wash hand basin and w.c..

Separate Shower: with shower cubicle and towel rail.

ON THE FIRST FLOOR

Landing:

Bedroom No. 1: triple aspect with French doors. **Ensuite Shower Room** with w.c.; basin and shower cubicle.

Bedroom No. 2: double room with dual aspect windows.

OUTSIDE

The Residence is contained within Garden Grounds which includes a substantial Greenhouse, together with an orchard containing a variety of apple, pear and plum trees.

OUTBUILDINGS

There is a **Stable Block** which is separated into two stables (14' square).

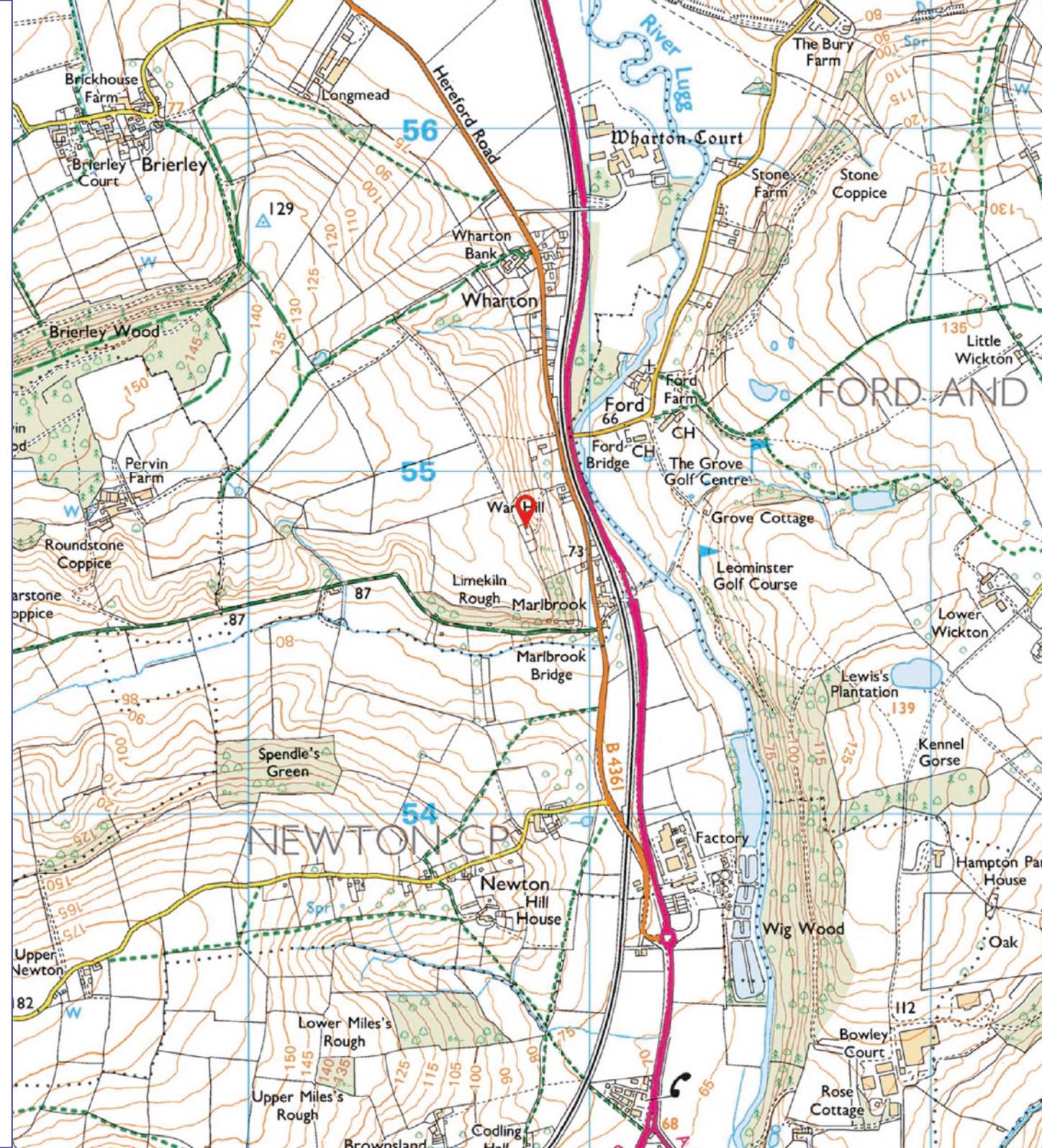
Single Garage.

THE LAND

The land is on an incline and measures approximately 8.35 Acres, divided into several paddocks with stockproof fences. Water is connected to the paddocks.

The land surrounds the property with the homestead and buildings at the heart of the property.

The land extends to some 8.35 Acres split into well apportioned field enclosures. It benefits from direct frontage onto the stoned access trackway.







R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

**Ross Auction Centre, Netherton Road,
Ross on Wye, Herefordshire.**
Tel: +44 (01989) 567233
Email: info@rgandrwilliams.co.uk
Website: www.rgandrwilliams.co.uk

Important Notice

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.