

GRENDON COURT, PENCOMBE, HEREFORDSHIRE

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

GRENDON COURT

PENCOMBE – BROMYARD – HEREFORDSHIRE – HR7 4SD

Bromyard 5.2 miles – Leominster 12 miles – Hereford 14.5 miles

(Distances are approximate)

Productive Arable and Pasture farm in the heart of North East Herefordshire

Well appointed newly built 4 Bedroom Farmhouse

3 Bedroom Farm Bungalow

Traditional stone farm buildings with potential for alternative uses (STP)

Extensive Range of Modern Farm Buildings

Grade 2 and 3 Arable and Pasture Land in a Ring Fence

355 ACRES

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

Grendon Court occupies an unspoilt rural location in the parish of Pencombe in North East Herefordshire.

In spite of its rural location the farm lies within about 5 miles of the town of Bromyard which contains a wealth of shopping, educational and leisure amenities. More extensive facilities are available in the Cathedral City of Hereford (14 miles).

PROPERTY SUMMARY

- In family ownership since 1957
- Highly Attractive Mixed Farm
- Newly constructed well appointed 4 Bedroom Farmhouse
- 3 Bedroom Farm Bungalow
- Extensive Range of Modern and Traditional Buildings
- 355 Acres Productive Arable and Pasture Land in a ring fence
- For Sale by Private Treaty.

POSTCODE

HR7 4SB (for access).

WHAT 3 WORDS

Companies;protects;chiefs

TENURE

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

SERVICES

Mains **Electricity** is connected to the property.

Private borehole **Water** Supply.

Private **Drainage** system.

Oil fired **Central Heating System**.

COUNCIL TAX BANDING

Farmhouse To be assessed

Lodons Band C.

LOCAL AUTHORITY

Herefordshire Council,

Plough Lane, Hereford HR4 0LE. Tel: 01432 260000.

AGRICULTURAL OCCUPANCY CONDITION

The Lodons is subject to Agricultural Occupancy Condition.

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 RIGHTS

The Sporting Rights are included in the sale.

RIGHTS OF WAY, EASEMENTS, ETC

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.

IMPORTANT NOTICE

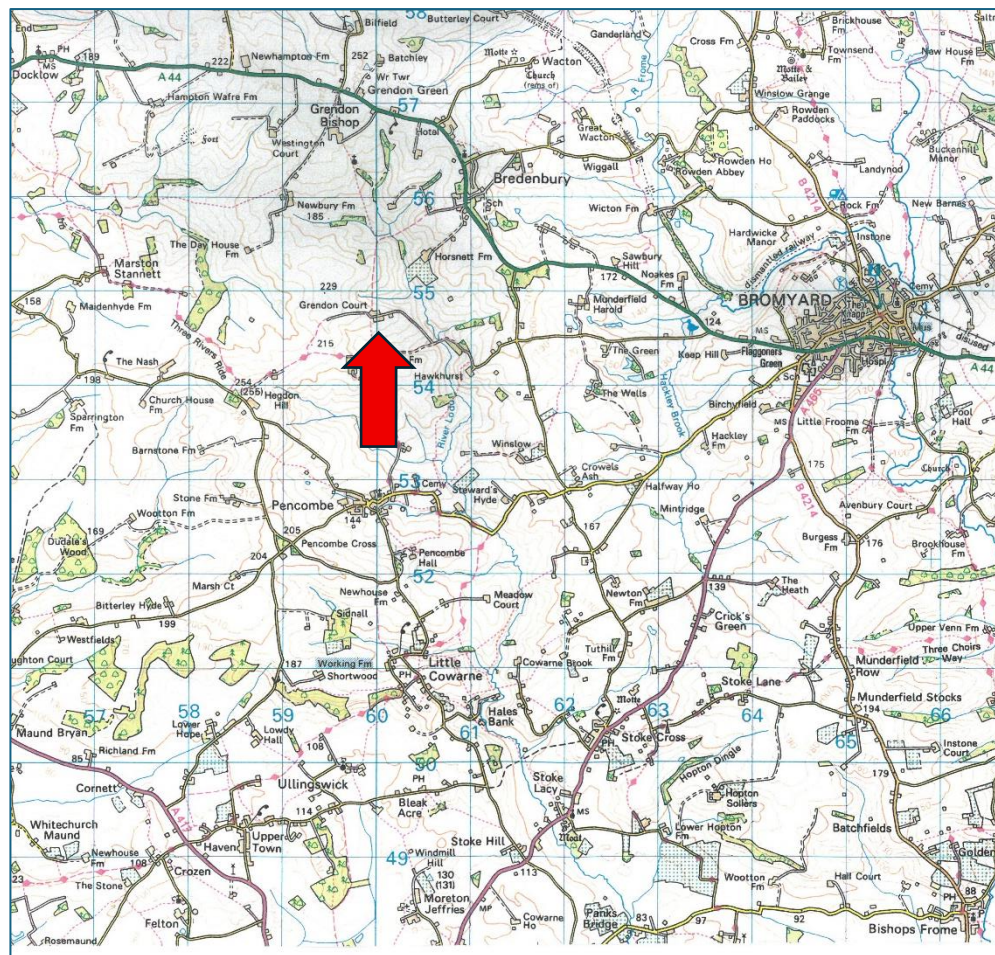
These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, 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.

VIEWING

Strictly by prior appointment with the Agents: RG and RB Williams, Tel: 01989 567233. (Ref RBW/TW).

MODE OF SALE

The property is offered for sale by Private Treaty.



THE FARMHOUSE

The farmhouse is approached over a private tarmac entrance drive. It occupies an elevated location commanding outstanding views over the surrounding countryside.

The property is principally constructed of part rendered stone elevations under a tiled roof. The residence has only recently been completed and contains spacious well appointed accommodation including underfloor heating on the Ground Floor.

The accommodation comprises:

ON THE GROUND FLOOR

Half timber **Entrance Porch.**

Entrance Hall – with tiled floor; with oak staircase off with cupboard under.

Drawing Room/Dining Room – with exposed beams; open stone fireplace with woodburning stove; casement doors to garden; built in shelving; tiled floor.

Kitchen/Breakfast Room – with fitted kitchen units; island unit; tiled floor; Belfast sink; oil fired AGA; exposed beams; downlighters.

Utility Room – with fitted units; tiled floor; twin bowl sink unit; downlighters; built in Zanussi freezer.

Wet Room – with pedestal wash hand basin; low level w.c; heated towel rail; shower unit; fully tiled walls and floor.

ON THE FIRST FLOOR

Landing – with oak floor; airing cupboard off.

Master Bedroom – with oak floor; panelled radiator and **Ensuite Bathroom** – with pedestal wash hand basin with vanity unit; low level w.c; corner shower; heated towel rail.

Bedroom 2 – with oak floor; fitted wardrobe; panelled radiator; **Dressing Room/Office** off: with oak floor; 2 fitted wardrobes.

Bedroom 3 – with oak floor; fitted wardrobe; panelled radiator.

Bedroom 4 – with oak floor; fitted wardrobe; panelled radiator.

Family Bathroom – with pedestal wash hand basin; low level w.c; free-standing bath with shower attachment; 2 heated towel rails; tiled floor.

THE LODONS

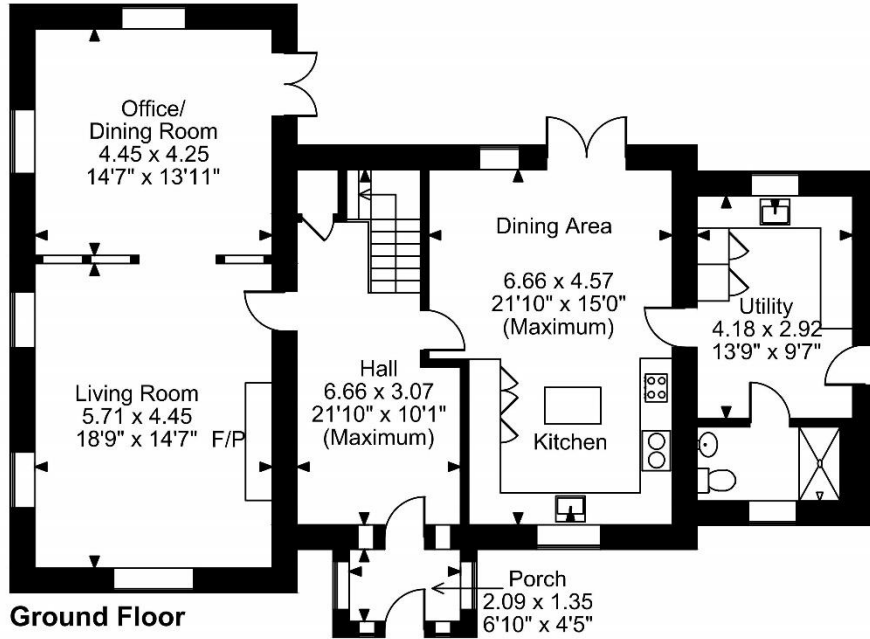
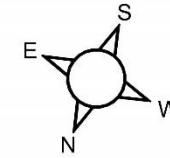
The Lodons is situated off the entrance drive to the farm. The bungalow residence is principally constructed of brick and block elevations under a tiled roof.

The property is generally in need of modernisation and improvement. The accommodation includes:

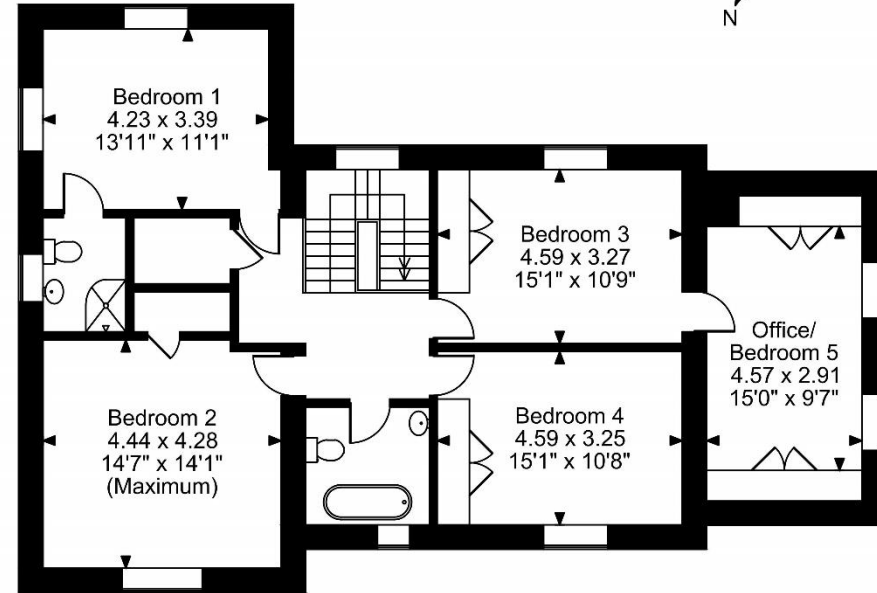
Porch; Hall; Kitchen/Dining Room; Sitting Room; 3 Bedrooms; Bathroom; Conservatory.



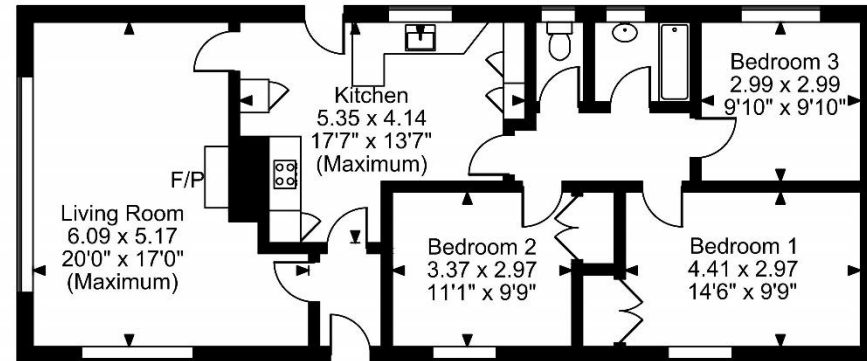
Grendon Court, Bromyard
Approximate Gross Internal Area
Main House = 2458 Sq Ft/228 Sq M
Cottage = 1017 Sq Ft/94 Sq M
Total = 3475 Sq Ft/322 Sq M



Ground Floor



First Floor



Cottage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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THE FARMBUILDINGS

The buildings are of modern and traditional construction and conveniently situated to the farmhouse. They have excellent access off open concrete yards.



No. on plan	Description
1	4 bay timber frame, red brick elevations under a tiled roof Machinery Store.
2	Stone elevations under a tiled roof Former Chapel.
3	Twin span 6 bay Covered Cattle Yard with central feed passage – steel portal frame, concrete block, profile sheet and Yorkshire board elevations under a fibrous cement roof.
4	6 bay Covered Cattle Yard – steel portal frame, mass concrete and corrugated iron elevations under a fibrous cement roof.
5	6 bay Covered Cattle Yard – steel portal frame, corrugated iron elevations under a fibrous cement roof – with 2 lean tos.
6	Brick elevations under a tiled roof Traditional Store with lean to Bull Pen.
7	Stone elevations under a tiled roof Traditional Barn with driving way.
8	Concrete block and corrugated iron elevations under a fibrous cement roof Workshop.
9	4 bay steel portal frame, corrugated iron roof Machinery Store with lean to.
10	6 bay steel portal frame and corrugated iron Dutch Barn with lean to.
11	7 bay steel portal frame, profile sheet and concrete mass elevations under a profile sheet roof Covered Cattle Yard with central feed passage.
12	7 bay steel portal frame and profile sheet roof Covered Yard.
13	Stable Block – with concrete mass and corrugated iron elevations under a fibrous cement roof with 2 loose boxes.

FARM LAND

The land is situated within a ring fence surrounding the homestead. It comprises a level and gently undulating area of arable and pasture divided into well shaped enclosures.

The soil is a versatile medium loam. The property is principally used for beef cattle and cereal production.

Planning consent has been granted for the construction of an Outdoor Arena.

The area extends in all to about 355 Acres.

