



Llanover Farm,
Craswall, HR2 0PP

Guide Price
£475,000

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Llanover Farm,

Craswall,

VIEWINGS TO TAKE PLACE SATURDAY 10TH & THURSDAY 15TH JUNE. PLEASE CALL THE HEREFORD OFFICE TO ARRANGE YOUR VIEWING 01432266007.

A rare opportunity to purchase a delightful smallholding in a picturesque rural setting with the benefits of being conveniently located on the English and Welsh border. The property comprises a two bedroom and two reception farmhouse, a range of traditional farm buildings, grazing lane and woodland extending in total to approximately 26 acres. The property exhibits great potential for a range of uses. Benefitting from exceptional local scenery and the opportunity to enjoy a fantastic quality of life. The property is For Sale by Informal Tender.

- Sale by Informal Tender
- 2 Bedrooms
- 2 Reception rooms
- Approximately 26 acres
- Rural location
- No onward chain
- Traditional farm buildings

Directions

From Hereford proceed South on the B4349 heading towards Clehonger, at the junction side posted for Kingstone, take the left onto the B4349 and continue through the village heading towards Vowchurch, joining the B4348. As you enter Vowchurch take the left hand turning sign posted for Michaelchurch Escley, continue on this road for approximately 4 miles then take the left towards the Bridge Inn and then the first right. After 1 mile take the left hand turning and proceed along this road until you reach Llanover Farm

Introduction

Llanover Farm represents a superb and rare opportunity to acquire a wonderful small holding extending to 26 acres, situated in the beautiful Herefordshire countryside. The property comprises of a two bedroom farmhouse with a range of traditional outbuildings which lend themselves to conversion subject to the necessary planning consents. The property is situated in a wonderful position surrounded by grazing land and benefits from some of the most stunning views over the surrounding countryside. The residence is in need of modernization throughout but has the potential to become a wonderful home. All tenders must be completed on the agents informal tender document only. All details must be completed and signed. The tender document must be sealed in an envelope marked "Tender for the sale of Llanover Farm" addressed to: Cobb Amos, 14 King Street, Hereford, HR4 9BW. The tender document must be received by 12 Noon on Monday the 3rd July 2023.

Property description

From the main entrance you are straight into the hallway which provides access to principle ground floors rooms. The 2 reception rooms on the ground floor both look out to the front of the property and the kitchen is position at the rear. A particular benefit to the residence is the store room which can be used in a variety of ways. Just off the kitchen is the bathroom and a large storage cupboard. On the first floor there is a spacious landing area that provides access to 2 good sized bedrooms. Whilst the property is quite dated the potential that Llanover Farm provides is significant, especially with the adjoining traditional barn.

Land & farm buildings

The property features a range of outbuildings that would suit a diverse range of uses which also allow for the potential for conversion subject to planning permission. The land surrounding extends to 26 acres and appears to be well fenced with the boundaries clearly defined.

Location

The property is situated approximately 9 miles from Hay-on-Wye and 7 miles from Peterchurch. Both of which are approached through wonderful scenery, with panoramic views. Hay offers excellent market town facilities, coupled with its famous second-hand bookshops and is the venue for the famous Literary Festival. Peterchurch has a primary and secondary school, the latter being especially noted for its quality. Other facilities include a village hall, shop, pub, church, etc.

Services & agents notes

Mains electric to the property, private water and drainage is also connected.

Tenure - Freehold

Herefordshire council tax band - C

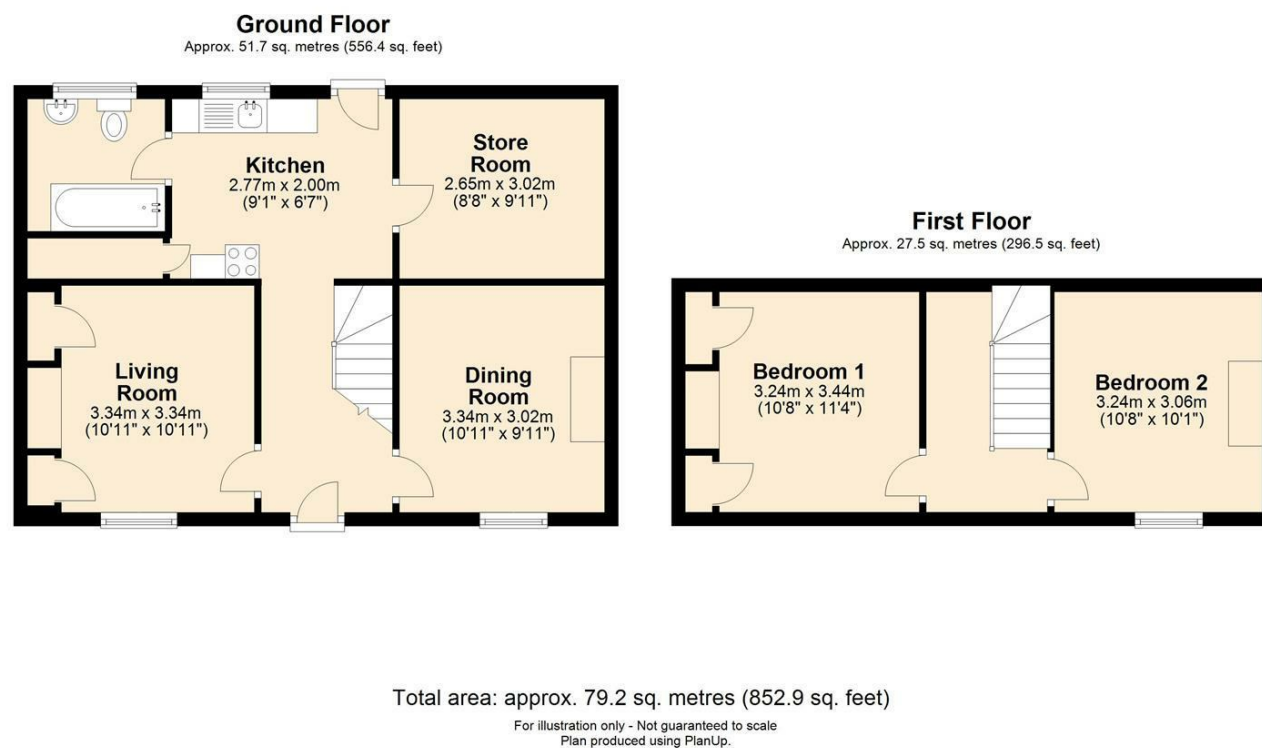
If you are looking to finance a purchase on this property with a mortgage, we would advise you check with your Lender that they are willing to lend on it.

The property is currently in the process of being registered and is with the vendors solicitor and this should be completed prior to the tender end date.

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Health & safety

We have carried out a health and safety risk assessment at the property, the various outbuildings are in poor condition and we would advise that viewers should not enter these buildings.



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We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01432 266007 to book your appointment.

