



SAMUEL WOOD

Bonadventure Kimbolton, Leominster, Herefordshire, HR6 0EX

Price Guide £450,000



Bonadventure

Kimbolton, Leominster, Herefordshire, HR6 0EX



- 3.88 acre small holding
- Excellent range of out buildings
- For sale by public auction
- 4 / 5 bedroom detached residence
- Rurally located away from main roads

This detached rurally located 3.88 acre small holding sits in the parish of Kimbolton and enjoys an excellent range of outbuildings, mature gardens and 3 paddocks. Accommodation in need of upgrading and improvements briefly includes: Reception Hall, Living Room, Dining Room, Kitchen, Pantry and Downstairs Bedroom with En-suite Shower Room, First Floor Landing with 4 further bedrooms and House Bathroom. EPC Rating – G.

The property is for sale by PUBLIC AUCTION on Thursday 10th June 2021 at 5pm at Luctonians Rugby Club, Mortimer Park Hereford Rd, Kingsland, Leominster HR6 9SB. JOINT AGENT JOHN AMOS & CO, LEOMINSTER



The property is located in a lovely rural setting in the parish of Kimbolton, however best part of a mile from the actual village. The properties location is rural away from main roads and warrants internal inspection.

Reception Hallway

With quarry tiled floor

Living Room 13'11" x 11'8" (4.26m x 3.56m)

With windows to both front and front side elevations overlooking garden taking in this lovely view, picture rail and a pretty fireplace with wooden surround and tiled inset

Dining Room 13'0" x 11'6" (3.97m x 3.52m)

With window overlooking garden, brick fireplace with Villager wood burning stove fitted and under stairs storage cupboard

Kitchen 10'9" x 8'1" (3.30m x 2.47m)

With window to rear, range of base cupboards, solid fuel Rayburn which helps to heat domestic hot water and walk in pantry with window to rear

Downstairs Bedroom 9'0" x 9'0" (2.76m x 2.76m)

With window to rear

En-Suite Shower Room 8'7" x 4'7" (2.64m x 1.40m)

With window to front side, modern suite in white of wc, wash hand basin with vanity cupboard and double width shower cubicle



Back Porch 15'3" x 9'0" (4.65m x 2.75m)

With doors to both front and rear elevations and window

First Floor Landing

Bedroom 1 14'5" x mm x 9'3" (4.40m x mm x 2.82m)

With 2 windows to this lovely rural view, exposed floorboards and picture rail

Bedroom 3 11'7" x 10'9" (3.54m x 3.30m)

With 2 windows to rear elevation and access to roof space

Bedroom 2 11'9" x 8'8" (3.60m x 2.65m)

With window to rear elevation

Bedroom 4 10'2" x 8'6" (3.10m x 2.60m)

With window to frontage

House Bathroom 8'11" x 6'11" (2.72m x 2.13m)

With window to rear, suite in white of wc, pedestal wash hand basin, panelled bath and airing cupboard housing the lagged cylinder

Outside

The Property is approached over its own driveway to a large yard providing ample parking and turning space. There is a range of traditional and modern buildings to include open fronted general purpose building, modern agricultural 3 bay steel portal frame barn with additional 3 bay lean-to to the side. Nearer the house there is then a brick outbuilding. The gardens with the property are mature and beautifully maintained and include well established herbaceous borders, productive vegetable area, lawn sections, greenhouse and further shed. From the garden a fantastic view across Herefordshire countryside can be enjoyed. There are 3 paddocks with a selection of mature fruit trees. The fruit trees include majority apple, plum and a pear with the total plot approaching 4 acres.

Services:

Private water, private drainage, mains electricity,

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

Local Authority

Herefordshire Council





Directions

Proceed from Ludlow on the A49 south towards Leominster, travel through the village of Ashton and after approximately further a mile take the turning on your left posted Kimbolton and Tenbury Wells, turn immediately right and after approximately $\frac{3}{4}$ mile the property will be found on the left hand side.

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Auction Conditions

Auction contracts will be available at the Vendors Solicitors and Agents offices for 7 days prior to the Auction.

For any enquiries of a legal nature please contact the Solicitors:
Lucy Rea, Lloyds and Cooper solicitors, 28 South Street, Leominster, HR6 8JB
01568 613236
lucy.rea@lloydscooper.co.uk

N.B Please note prospective purchasers are deemed to have read and inspected the Contract of Sale as prepared by the Seller's Solicitors. The detail provided in these particulars is for guidance only and should not be relied upon.

The successful purchaser will be required to pay a 10% deposit on the fall of the hammer and the remaining 90% will be payable on completion.

In order to comply with anti-money laundering legislation all persons intending to bid for the land at Auction should bring with them either their passport, driving licence or other means of photographic identification.

Completion has been scheduled for 30th June 2021







Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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