The property comprises Lower Court Farmhouse and an impressive range of traditional buildings and modern agricultural buildings with further grounds and paddocks extending to approximately 11.19 acres.

The farmhouse is Grade II* Listed and has origins going back to the 14th century with additions being made in the 18th, 19th and 20th centuries to create the delightful and extensive property which exists today.

**Location**

The farmhouse and buildings are a few miles east of the popular and busy market town of Hay-on-Wye which offers a wide range of services and facilities, including independent boutique shops, cafes, restaurants, doctors’ surgery, dental surgeries, library, post office, cinema and primary school. Hay-on-Wye is also well known for its annual literary festival held each Spring.

The Brecon Beacons National Park is nearby offering a further range of recreational activities and the River Wye is highly regarded for its salmon fishing. There are local racecourses at Hereford, Ludlow, Chepstow and Cheltenham. There is also a wide selection of well-regarded independent and state schools in the area. Access to the motorway network is at Ross-on-Wye providing links to the M50, M5 and the M4 at Bristol.

**Accommodation**

The accommodation is well proportioned and many of the original and period features have been retained, however there is still further potential for enhancement. The residence enjoys beautiful views, towards Clifford Castle, from the surrounding gardens and also the woodlands beyond.

The property is accessed through the front door into a small hallway with a cloakroom and cupboard storage. The kitchen is characterful with extensive exposed beams and timber with a fitted solid wood kitchen, integral appliances and a four oven “Aga” with an electric hob.

A door leads to the pantry area with a back staircase leading to the first-floor landing. A further door leads from the kitchen into the “dog room” and further on into a washroom with access to the offices. Off the kitchen a door leads into the larder and utility rooms with a side door to the back yard.

The dining room, being one of the older parts of the house, has beautiful exposed beams and timber sections with loop windows. The dining room opens out, through a set of double doors, into the conservatory which enjoys a delightful southerly aspect with an outlook over the garden. A further set of double doors lead to the large garden room with a fireplace and patio doors.

**Guide Price £1,000,000**

- For sale by FORMAL TENDER
  Tenders to be submitted by 31st July 2019
- A delightful Grade II * Listed farmhouse.
- All set in approx. 11.19 acres with extensive traditional and modern buildings
- Excellent development or equestrian potential (subject to necessary consents).
The sitting room has an “Inglenook” fireplace, “Clearview” stove, bay window and a door leading to the garden. From the sitting room there is a library with a fireplace, bay window and fitted shelving. The sitting room also has a door back into the kitchen and stairs to the spacious landing.

On the first floor there are six bedrooms, the main bedroom has fitted wardrobes, drawer units and a dressing area which opens into an en-suite bathroom with a power shower cabinet, close coupled w.c. and bath.

The family bathroom has a power shower, bath and a separate w.c. Through the attic area a door leads into the snooker room which also adjoins the traditional farm buildings.
The Buildings

1. Traditional Listed former granary, converted to a workshop of timber frame and stone construction. **2.6m x 6.9m** (8'6" x 22'8").

2. Roadside traditional barn with a stone roof **15.8m x 6.2m** (51’10” x 20’4”).

3. Listed traditional timber frame barn with three framed bays **31.5m x 7.1m** (103’4” x 23’4”) and **6.8m x 11.5m** (22’4” x 37’9”).

4. Attached timber clad lean-to triple garage.

5. Four bay open frame span shed with curved tin roof and a concrete floor **15.7m x 13m** (51’6” x 42’8”).

6. Three bay steel portal frame barn **12.3m x 15.5m** (40’4” x 50’10”).

7. Traditional stone barn.

8. Timber frame lean-to barn with side manger **19m x 6.9m** (62’4” x 22’8”).

9. Pole barn **13.4m x 7.7m** (44’0” x 25’3”).

10. Large detached timber clad garage with concrete block rear extension offering further potential **15.3m x 7.6m** (50’2” x 24’11”).

These buildings may have potential for a development scheme, subject to the necessary planning consents.
The property is accessed from the village road into the yard with ample parking areas and a door into the integral garage. Immediately to the front of the house there is a delightful garden leading to the side and rear with well stocked borders. To the west is a covered swimming pool with heating and filtration system. Next to the garden there is a hard tennis court. There is also a productive vegetable garden with raised beds, fruit trees, soft fruit cages and a greenhouse measuring 5m x 2.5m.

**Paddocks and Stables**

The two paddocks extend to approximately 5.28 acres and gently rises to the southern boundary formed by the former railway line. This property is ideal for equestrian use when combined with the existing stable yard and further outbuildings.

The stable yard to the south of the house, of mixed stone and timber construction, has seven loose boxes and storage with water and power. The stable yard can also be separately accessed through a vehicular gateway from the Church Road and via the farmyard.
These are located next to the traditional buildings and have their own separate access onto the B4350. The site is approximately 3 acres. With its location near the centre of the village the site may have potential for alternative uses subject to planning and other statutory requirements.

The buildings were formerly used as part of a dairy enterprise and have been adapted for mixed farming purposes. The principal buildings including approximate external dimensions are:

11. Six bay Dutch barn with grain pit (27.4m x 9.1m) (89’11” x 29’10”) with attached steel frame lean-to.

12. Steel portal frame shed with concrete floor and part concrete panel retaining walls. (45.75m x 20m) (150’1” x 65’7”)

13. Former dairy buildings of metal frame and concrete block construction. (29.1m x 7.6m) (95’6” x 24’11”)

14. Site of two former railway sleeper silage pits.
Method of sale

Lower Court is being offered for sale by formal tender. A copy of the sale contract and legal documentation will be available from the vendors solicitors. Prospective purchasers should carry out their own enquiries before submitting any tender for the property. The Tender is legally binding. The vendors reserve the right not to accept the highest bid or indeed any offer and they reserve the right to accept an offer before the tender date. The completed tender pack and contract must be received at the Sunderlands Hay-on-Wye office by 2pm on Wednesday 31st July 2019, the address is 3 Pavement House, The Pavement, Hay-on-Wye, Herefordshire HR3 5BU. Envelopes must be marked “LOWER COURT TENDER” accompanied by a cheque made out to “LAMBE CORNER SOLICITORS” for 10% of the purchase price. Completion will be set for 15th November 2019.

Tenure

We understand the property is offered as freehold. Vacant possession will be available for the house and paddocks. The vendors reserve the right to retain a licence on the modern buildings fixed until Monday 2nd March 2020.

Planning for Development

The property is within the local authority of Herefordshire Council and the parish of Clifford. A scoping report for Clifford Neighbourhood Area dated August 2017 is available on Herefordshire Council website. This states that, in the Clifford NDP area there is call for 30 new dwellings up to 2031. THERE WILL BE NO UPLIFT CLAUSE ON ANY OF THE LAND OR BUILDINGS.

Timber, Sporting & Mineral Rights

So far as they are owned these are included within the freehold sale

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

Water

At present there is a single mains supply serving the property. Mains water, mains electricity and 3 phase. Private drainage to a septic tank.

Council Tax Band

Farmhouse is Herefordshire Tax Band “G”. 

Services

The Agents are advised that the property is connected to mains water and electricity, private drainage and oil central heating. Please note the services are not tested.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the vendor’s agents will be responsible for defining the boundaries or ownership thereof.

Asbestos

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.

Health & Safety Notice

Prospective purchasers should take all necessary care when making an inspection of a property as it is a working farm. Viewings are taken solely at the risk of those who view and neither the agents nor the owners of the property take responsibility for any injury however caused.

Inconsistency

In the event that there is any variance between these sale particulars and the contract of sale then the latter shall apply.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied up as a statement or representation of facts. These particulars are produced in good faith and inevitably subjective and do not form part of any contract.

No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.
Directions

From Hay-on-Wye take the B4350 and continue to Clifford. In the village look for the first small lane to the right and the entrance to Lower Court is immediately after on the right.

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.
Contact tel: 01497 822522.
Office opening hours:
Mon-Fri 9.00-5.00pm Sat 9.00-12.00pm
Out of hours contact:
Harry Aldrich-Blake 07717 410757