



Kivernoll House, Much Dewchurch, Herefordshire HR2 8DS





**Kivernoll House,
Much Dewchurch,
Herefordshire
HR2 8DS**

Summary of features

- Holiday complex comprising of six individual dwellings
- Superb rural setting just 6 miles south of Hereford
- Finished to an excellent standard both inside and out

Asking price £975,000

Description

An excellent and all too rare opportunity to purchase a viable, well-maintained, extremely popular holiday complex comprising six dwellings, all with independent accommodation. The setting is absolutely glorious in the heart of rural Herefordshire with an excellent outlook over open countryside from its quiet location.

The Vendors have been successfully running the business for some 30 years and have now decided to step back for personal reasons. It is therefore an ideal opportunity for single or joint families to take on this wonderful opportunity.

The detail is far too extensive to fully mention in a sales brochure. We therefore encourage viewing at the earliest opportunity.

The properties are all fully furnished for holiday accommodation use. In addition there are tools equipment and machinery for the day-to-day running of the business all of which are available by negotiation to the Purchasers.

Situation

Situated in a beautiful, secluded, peaceful setting some 6 miles south of the City of Hereford and some 10 miles west of the Market Town of Ross-on-Wye with its M50 motorway links. The Offas Dyke footpath is located 20 miles away at Hay on Wye and approximately 13 miles at Longtown, which is also at the foothills of the Black Mountains. River Wye with sporting activities, canoe launch site at nearby Hoarwithy some 6 miles to the east.

Kivernoll House - Accommodation

Garden Room 8.74m x 2.84m

A lovely south facing room with fully tiled floor. Through access to Reception Hall.

Sitting Room 3.916m x 3.66m

With open fireplace, electric fire in situ.

Dining Room 4.00m x 3.60m

With through access to Conservatory.

Kitchen 2.913m x 4.00m

Well fitted with Rangemaster, full range of relatively modern fitted kitchen units. The Kitchen continues through to a -

Side Hall/Utility Room 4.00m x 3.16m

Having a full range of fitted cupboards. There is a doorway linking through to the single storey Annex (currently sealed).

Separate WC

Snug 5.90m x 3.00m

North facing aspect over open fields.

Stairway from Reception Hall leading down to -

Single Room Cellar

The stairway also leads up to -

First Floor

Landing

With airing cupboard and doors off to -

Bedroom 1 3.94m x 3.64m

With a full range of fitted wardrobes.

Large En Suite Shower Room 2.87m x 2.84m With corner cubicle, WC and wash hand basin.

Bedroom 2 3.93m x 3.62m

With a range of wardrobes, sliding doors.

Bedroom 3 3.30m x 2.87m

With double door wardrobes. Good sized room with arch to bath/shower over, WC low level flush suite, basin and tiled floor.

Stairway continues to -

Second Floor

Bedroom 4/Study 3.84m x 3.10m

Further attic space with potential for additional accommodation.



Garden Cottage – Accommodation:



Attached to Kivernoll House on the eastern elevation; a spacious two bedroom semi-detached property with accommodation of:

Conservatory 3.25m x 3.32m

With tiled floor.

Kitchen 3.875m x 3.121m

Fully fitted with an excellent range of units. Northern aspect over open fields.

Inner Hallway

Shower Room and WC

With corner cubicle, access to central heating boiler and plumbing for washing machine.

Sitting Room 3.426m x 3.30m

With open fire place, wood burner in situ.

Stairway to –

First Floor

Landing

Bedroom 1 3.46m x 3.30m

Bedroom 2 3.90m x 3.40m

Bathroom 2.43m x 2.42m

Large bathroom with corner bath, WC, wash hand basin.

The Annex – Accommodation:

Attached to Kivernoll House on the western elevation.



Kitchen 3.88m x 2.70m

Fully fitted with an excellent range of units.

Sitting Room 4.00m x 4.00m

With double glazed sliding patio doors.



Bedroom 4.00m x 3.12m

With fitted wardrobes, walk in dressing area.

Shower Room 1.79m x 2.50m This property could potentially link into Kivernoll House via the door that is currently sealed up.

Knoll Cottage - Accommodation



Detached two storey red brick cottage in very good condition throughout with accommodation comprising:

Entrance Hall

Bathroom

With WC, wash hand basin, shower over bath.

Ground Floor Bedroom

Hallway continues to the living accommodation which comprises:

Open Plan Kitchen/Living Area

With a well fitted range of kitchen units. Through access to:



Sitting Area

Which continues via double doors to -

Conservatory

With further double doors to the garden.

Stairway to -

First Floor

Landing

Bedroom 1

En Suite WC.

Bedroom 2

Cwm Lodge - Accommodation



A single storey detached cottage with open plan accommodation comprising doorway to:

Kitchen/Living Area 4.73m x 4.10m

Fully fitted kitchenette with seating area. Double doors to garden.

Bedroom 2.98m x 2.85m

En Suite Shower Room with WC.

Meadow Barn - Accommodation

A detached, single storey, extensive accommodation which could easily be subdivided to form two independent living units. The existing

accommodation flows into one and briefly comprises:



Large enclosed glazed Hallway leading to:

Kitchen

Fully fitted with range of units in very good condition throughout together with an open plan breakfast area. Access to -



Utility Room 2.85m x 2.80m

With a full range of cupboards, shelving and drawers.

The accommodation continues through to -

Sitting Room 5.00m x 5.13m

A lovely south facing room with fully glazed patio doors taking advantage of the southerly aspect.

Open fire place with brick surround and hard wood mantle over.



Dining Room 5.10m x 3.30m

With double glazed sliding patio doors taking advantage of the views to the south.

Bedroom 5.50m x 3.77m

Spacious master bedroom, south facing. In addition there is a range of walk in wardrobes. Access to -

En Suite Shower Room 2.69m x 2.13m

Next to the Entrance there is access to -

Laundry Room

Separate WC

Fully Fitted Storage Area

With many cupboards. A doorway then takes you to the garden area.

The accommodation is sub-divided internally, however it has open access to secondary accommodation which comprises:

Sitting Room 4.15m x 3.71m

Kitchen/Breakfast Area 7.80m x 2.80m

With a range of fitted kitchen units.

Bedroom 4.00m x 2.30m

With fitted wardrobes, shower room with shower, WC and basin.

Agent's Notes:

The properties all benefit from heating (some electric some oil fired), double glazing throughout and are generally all in a very good state of repair and decoration. The kitchens are well fitted having the benefit of Rangemaster cookers. All the properties also take advantage of the southerly aspect.

Outside:

Extensive gardens and grounds which in total amount to approximately 3 acres. Being a viable commercial unit the property also has a range of workshops and outbuildings which briefly comprise:

Double Garage off the driveway beyond which is an **Open Shed** for caravan storage

Large range of timber frame **Outbuildings** formerly used as garden room/gym offering excellent storage facilities.

The maintenance workshops and storage areas are carefully concealed on the north-west corner, comprising a further portal frame **Workshop** with **Lean-To** housing tractor, mower shed.

In addition there are two **Greenhouses** within that particular compound.

Other outbuildings which fully complement the garden comprise: detached **Studio**, two good sized **Summer Houses**

On the western corner there are a range of animal shelters and associated buildings.

The gardens are of particular note being extremely well landscaped and well maintained throughout. Peace and privacy is afforded to the various occupiers together with the communal facilities that they could all enjoy.

It is a delightful garden with a south facing aspect also having the benefit of multi-use with the wooded area, productive vegetable gardens and the many associated outbuildings.

Services:

Two individual septic tanks service the property. The one supplies Kivernoll House, Garden Cottage and the Annex. The other supplies Knoll Barn, Cwm Lodge and Meadow Barn. Water is supplied by bore hole within the curtilage of the property. Electricity is mains.

Business Rates:

Based on the Valuation Office website the current business rates assessment is £6,400.00 therefore the property would fall below the threshold and would be the subject of Small Business Rate Relief.

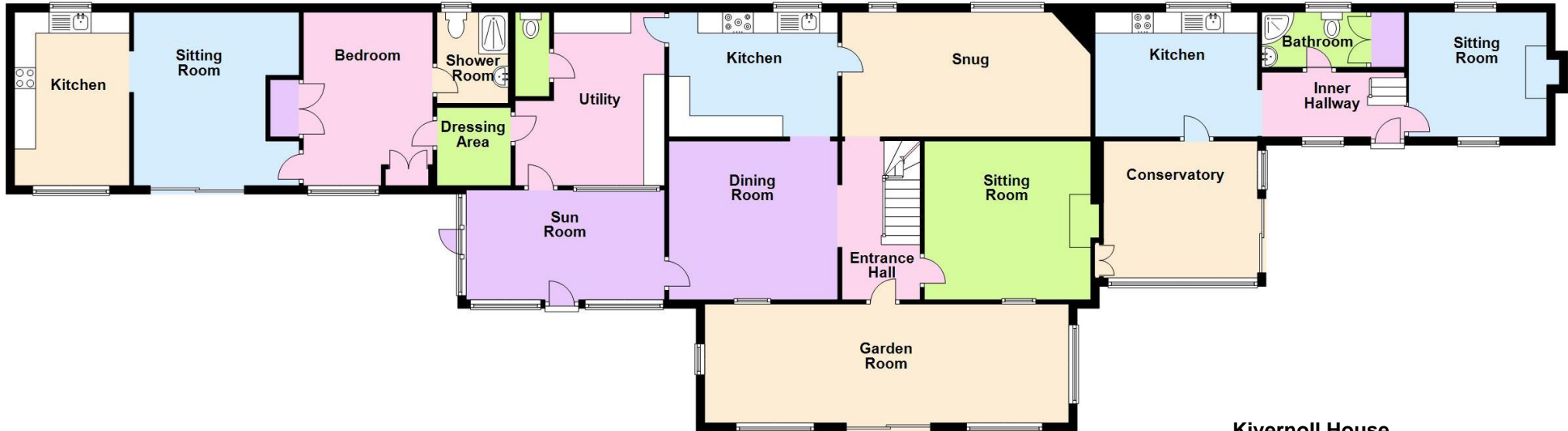


The Annex

Kivernoll House

Garden Cottage

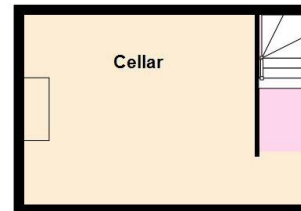
Ground Floor



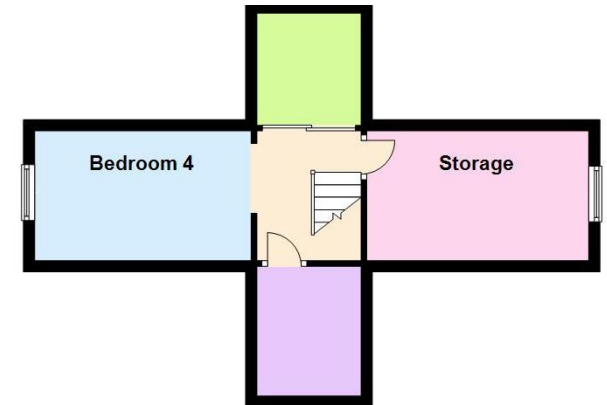
Kivernoll House



Kivernoll House



Kivernoll House

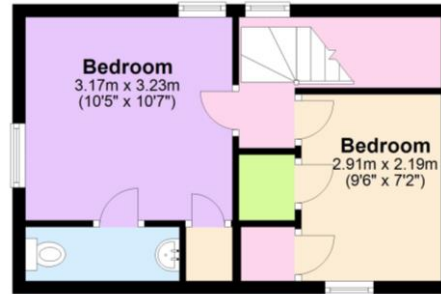


None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

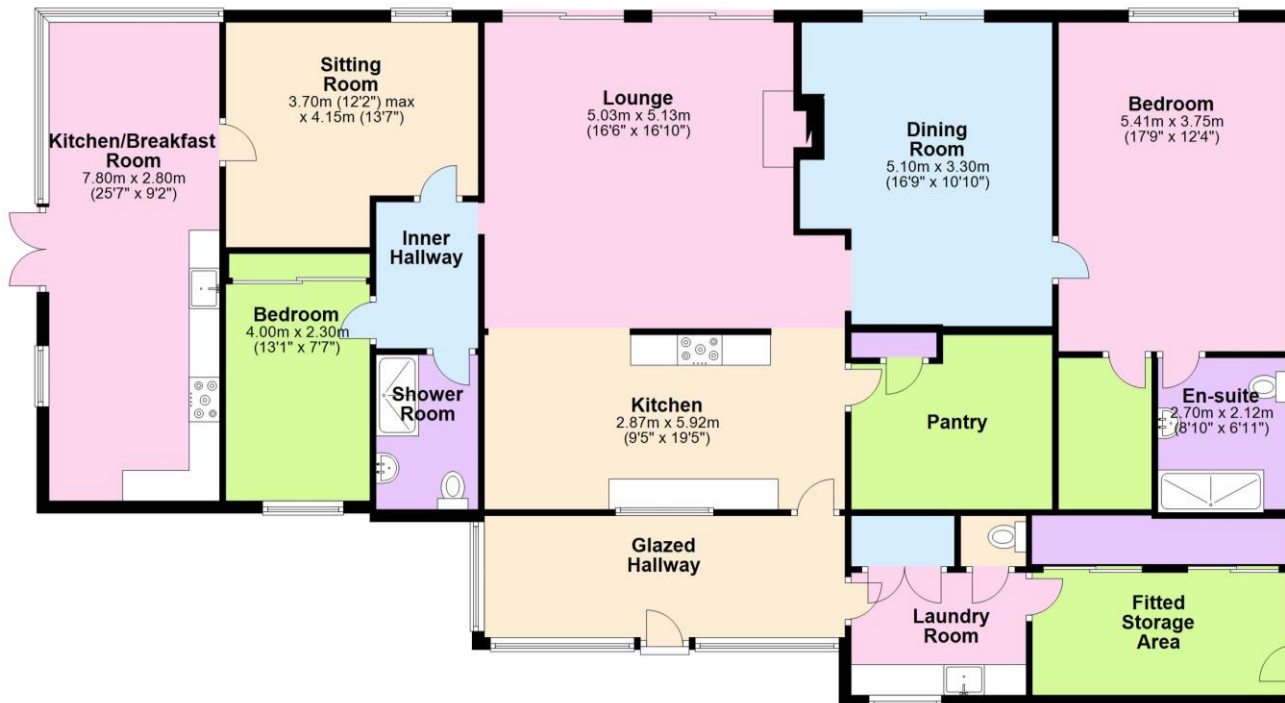
Ground Floor Knoll Cottage



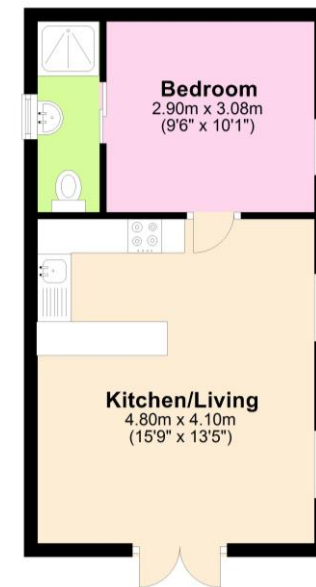
First Floor



Meadow Barn



Cwm Lodge



Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

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Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

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