



The Sallies Farm, Kinnersley with 1.48 acre plot, HR3 6QD
Price £650,000

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The Sallies Farm, Kinnersley with 1.48 acre plot

Occupying a plot of just under 1.5 acre we offer for sale this attractive period property situated in popular Kinnersley with a range of useful outbuildings. Offering character throughout including an attractive oak-framed extension affording an outlook onto the extensive gardens, this is a property that must be viewed in order to appreciate the opportunity on offer.

FEATURES

- THREE BEDROOM DETACHED FARMHOUSE
- GRADE II LISTED
- RANGE OF USEFUL OUTBUILDINGS
- IMPRESSIVE OAK GARDEN ROOM
- DOUBLE GARAGE & DOUBLE CAR PORT
- EXTENSIVE PARKING
- TWO PADDOCKS & MATURE GARDENS (TOTAL ACREAGE CIRCA 1.5 ACRES)
- TWO BATHROOMS
- THREE RECEPTIONS

Material Information

Price £650,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: F (38)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Introduction

The Sallies Farm is a characterful Grade II Listed country property set in a private location with good sized accommodation as follows: entrance hallway, kitchen, dining room, study, sitting room, garden room, ground floor bathroom, three double bedrooms and first floor shower room. The exterior enjoys: outbuilding with workshop, three stables, utility section, double carport and first floor with possible development potential subject to the necessary planning permission. There is also a double garage.

Property Description

Entry begins through a short entrance hall into a kitchen with inner entrance hall directly ahead and a dining room to the left. The historical traits of this home (exposed timber framing and beams) are on show from the outset. The kitchen has a range of white base units with worktop above and planned space for a cooker and sink unit. The room is well lit by three windows that look out to the side and rear of the property. Adjoining the kitchen is a well positioned dining room with quarry tiled floor (a continuation from the kitchen), a glazed door leading out onto the formal gardens and a fireplace with inset multi-fuel wood-burner for those cooler Winter evenings. There is also a half glazed in-built storage cupboard to store and display a range of crockery and dining ware.

Beyond the kitchen and dining room is an inner hallway with an attractive chequer-board floor, stairs to the first floor, under stair storage cupboard and doors leading to a study, bathroom and sitting room. The study boasts stained glass interior windows, tiled flooring, exposed wall and ceiling timbers, radiator and three windows with rear aspect framing views of open pasture. There is also a large cupboard and shelving in the study. The ground floor bathroom has tiled flooring, window to the rear, panel bath, wash basin and a corner shower.

The sitting room oozes character and charm with a deep window seat framing a super view of the tiered front lawn that wouldn't look out of place in a country magazine. There is also a stone feature fireplace with log burner and a show of exposed timber work. Adjoining the sitting room is an oak framed garden room that currently houses a large dining table for entertaining family or friends. The tiled floor has electric under-floor heating alongside a vaulted ceiling, exposed green oak beams, windows and doors to either side of the room.

Back in the entrance hall, a wooden staircase leads to a generously sized landing with wooden flooring, exposed wall timbers and a window to the rear. There is a storage cupboard, curved feature wall, loft access and doors leading to three good sized double bedrooms and a shower room. All three bedrooms enjoy built in storage and have the use of a shower room with WC, sink and shower cubicle.

Land & Gardens

To the right of the drive on the approach to the house is a paddock circa 0.33 acres. To the left are the formal gardens consisting of water feature, flower beds and areas of lawn with stone retaining walls. There is also a productive orchard area with apple, plum, damsons and walnuts for picking alongside a kitchen garden. To the rear of the property is a lower paddock currently housing a poly-tunnel and bordered by a stream. There is a greenhouse next to the garage.

Outbuildings & Parking

- There are a number of useful outbuildings to include:
- * Workshop
 - * Three stables
 - * Useful utility room
 - * Hayloft (that could provide additional accommodation with the necessary permissions sought)
 - * Double Car Port with log store
 - * Impressive double garage with two door sets for vehicular access, concrete floor, power and lighting.
- The approach to the property is via a long driveway accessed by a five bar gate. There is a courtyard style paved parking area behind the house providing ample parking and turning space

Services

- Tenure: Freehold
Mains water and electricity.
Private drainage
Oil fired central heating. Owned solar panels (17 solar panels on double garage) providing an approximate income of £2000 per annum
Council Tax Band: F with Herefordshire Council

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	2 Mbps	0.4 Mbps	Good
Superfast	--Not available	--Not available	Unlikely
Ultrafast	--Not available	--Not available	Unlikely

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

Kinnersley is situated in the north western part of the county equidistant from the Historic Cathedral City of Hereford and the Market Town of Leominster with good local facilities available only a short commute in Kington. Kinnersley is located approximately 2 miles from the River Wye and surrounded by steep hills and views towards The Black Mountains.



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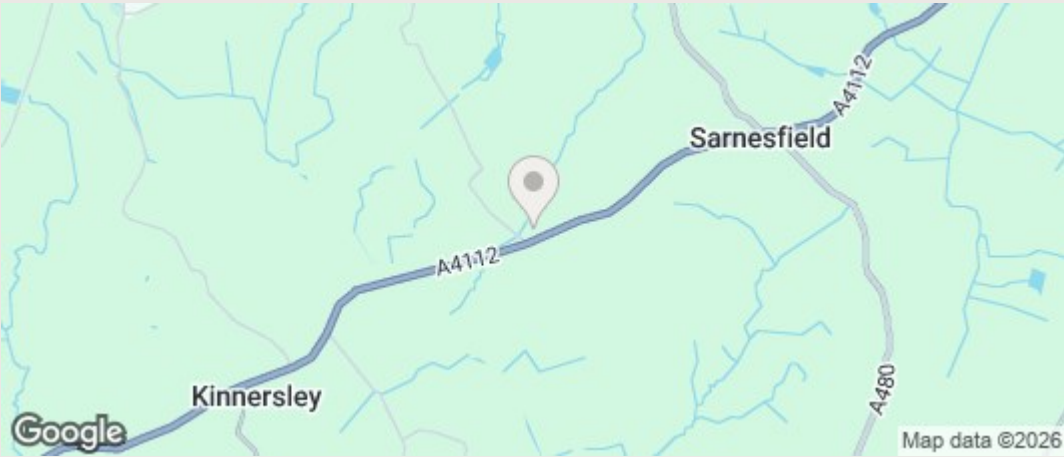
Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.



DIRECTIONS

From Leominster, take the A44 to Kinnersley. After the Sarnesfield crossroads stay on the A4112 and the property can be found on the right hand side just before the turning to Newchurch Road.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1636 ft²
152 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com