



**THE PERNS, MUNDERFIELD,  
BROMYARD, HEREFORDSHIRE,  
HR7 4JT**

*Pughs*

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ESTATE AGENTS & VALUERS

Gavel House, Market Street,  
Ledbury, Herefordshire, HR8 2AQ  
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Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk)

The Perns is a Grade II Listed part black and white detached cottage with the benefit of approximately 3.8 acres of pasture land, stabling and detached double garage. The property does require some modernising and updating and maybe even an extension to improve the current three bedroom house into a family home

**VIEWING HIGHLY RECOMMENDED  
AUCTION GUIDE PRICE £320,000 - £380,000**

Vendor Solicitors: Mr Rex Robbins acting on behalf of Masefield Solicitors LLP, Worcester Road, Ledbury, Herefordshire HR8 1PN  
Tel. 01531 632377

To be offered for sale by public auction, subject to conditions of sale and unless previously sold at The Feathers Hotel, Ledbury,  
on the 17<sup>th</sup> May 2018 at 6.30pm



# THE PERNS, MUNDERFIELD, BROMYARD, HEREFORDSHIRE, HR7 4JT

## ENTRANCE

Timber door to

## HALLWAY

Tiled floor, stairs off, exposed timbers and beams

## DINING ROOM 4.5m x 3.3m

Inglenook fireplace with wood burner inset, exposed timbers and beams, radiator

## LIVING ROOM 4.5m x 3.3m

Open fireplace with stone surround, exposed timbers and beams, radiator

## KITCHEN 5.6m x 2.6m

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, oil fired boiler, oil fired AGA, space and plumbing for appliances, tiled floor, tiled splashbacks, exposed timbers and beams, access to pantry

## REAR LOBBY

Tiled floor

## CONSERVATORY 6.7m x 3.0m

Two sets of French doors to rear garden, tiled floor

## UTILITY/SHOWER ROOM 3.0m x 2.3m

Stainless steel sink unit and drainer, space and plumbing for appliances, W.C, shower cubicle, exposed timbers and beams

## FIRST FLOOR

## LANDING

exposed timbers and beams, radiator

## BEDROOM 4.5m x 3.4m

Feature fireplace, built in wardrobe, exposed timbers and beams, radiator

## BEDROOM 3.5m x 2.7m

exposed timbers and beams, radiator, access to airing cupboard

## BEDROOM 3.2m x 2.4m

exposed timbers and beams, radiator

## BATHROOM

Coloured white comprising W.C, hand basin, radiator, bath, exposed timbers and beams

## OUTSIDE

The property is accessed via a tarmac driveway which leads to the parking area to the front of the detached garage (5.5m x 5.4m) with electric roller. To the front of the property is a lawned garden with mature shrubs and trees, a path leads to both sides of the property where there is further lawn, two garden sheds and a greenhouse. To the side of the property is a stables block comprises four good sized stables with tack room and concrete yard. Adjoining the stables is approximately 3.8 Acres of pasture land, ideal for equestrian or horticultural uses.

## VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122 Out of office hours 07836320330

## SERVICES

We understand from the Vendors that mains water, electricity and drainage is connected to the property. Oil fired central heating. Telephone subject to BT regulations.

## TENURE

We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

## COUNCIL TAX

BAND F. Rates payable £2428.99 (2017/2018) (Herefordshire Council 01432 260000)

## AUCTION GUIDE PRICE

£320,000 - £380,000

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

## FOR SALE BY PUBLIC AUCTION

To be offered for sale by public auction, subject to conditions of sale and unless previously sold at The Feathers Hotel, Ledbury, on the 17<sup>th</sup> May 2018 at 6.30pm

## MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

## VENDOR SOLICITORS

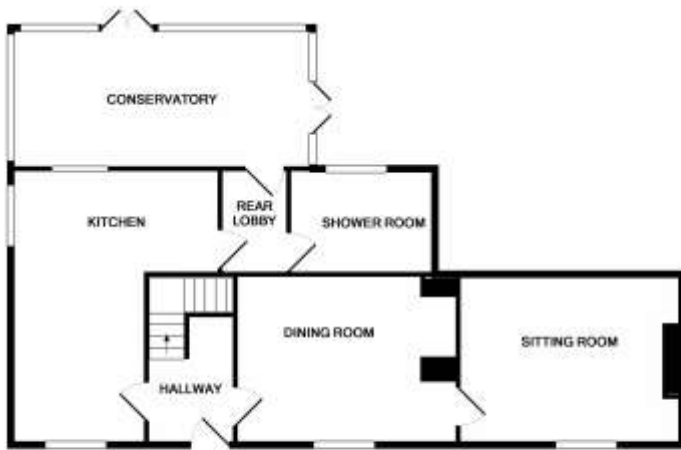
Mr Rex Robbins acting on behalf of Masefield Solicitors LLP, Worcester Road, Ledbury, Herefordshire HR8 1PN Tel. 01531 632377

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

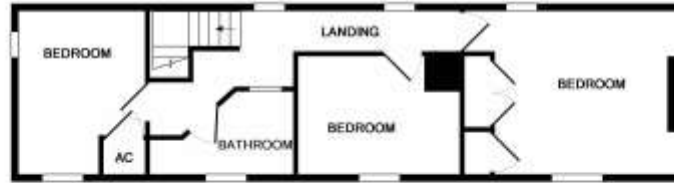
Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken February 2018





GROUND FLOOR  
APPROX. FLOOR  
AREA 864 SQ.FT.  
(79.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1339 SQ.FT. (122.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guide only purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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From Ledbury head north on the B4214 (Bromyard Road) towards Bishops Frome/Bromyard, crossing over the A4103 near The Hop Pocket. Continue towards Bromyard and at Munderfield the property can be found on the left hand side. Please see Agent's For Sale board



The conditions of sale will be deposited at the offices of the auctioneers and vendors solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the saleroom half an hour prior to the sale. They will not be read at the sale, and any purchaser will be deemed to have knowledge of such conditions of sale whether he inspects them or not and will bid on this understanding. In the event of any variance between these particulars and the conditions of sale, the latter shall apply.

**RIGHTS OF WAY**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders, etc. As may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

**FOR SALE BY PUBLIC AUCTION**

The property is to be offered for sale by public auction (unless previously sold by private treaty). In order to comply with anti-money laundering regulations buyers and the purchaser will be required to provide:

1. Proof of identity in the form of a photographic ID such as a current passport or UK driving licence
2. Proof of current residential address i.e. Utility bill or building society or bank statement, credit card bill etc issued within the previous 3 months.