

**MASONS FARM,  
GLOUCESTER ROAD,  
CASTLEMORTON,  
WORCESTERSHIRE, WR13 6JF**





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***Pughs***

**ESTATE AGENTS & VALUERS**

Hazle Meadows Auction Centre,  
Ross Road, Ledbury, HR8 2LP  
**Tel: (01531) 631122 Fax: 631818**  
**Email: [property@hjpugh.com](mailto:property@hjpugh.com)**  
**Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk)**

Masons Farm is a truly hidden gem tucked away at the foot of the Malvern Hills. The traditional large four bedroom detached farmhouse is full of character. Near to the main farmhouse is a completed holiday let which is finished to a modern, high standard bringing in an income of approximately £6,000 per annum. There are a further two barns with planning permission to again be converted to holiday lets with a projected income of £10,000 per annum each. In all approximately 1.96 acres of gardens and pasture

**VIEWING HIGHLY RECOMMENDED**

**AUCTION GUIDE PRICE £600,000 - £680,000**

**Vendors Solicitors: Redkite Solicitors, NatWest Bank Chambers, The Homend, Ledbury, Herefordshire, HR8 1AB. Tel. 01531 632226. Sarah Harbord acting.**

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# MASONS FARM, GLOUCESTER ROAD, CASTLEMORTON, WORCESTERSHIRE, WR13 6JF

## MASONS FARMHOUSE

### ENTRANCE

Timber door to

### BREAKFAST KITCHEN 5.4m x 4.9m

Comprising fitted base units incorporating 1½ bowl sink unit and drainer, oil fired Rayburn which supplies the hot water, electric oven with four ring electric hob over, access to several storage cupboards, red brick floor, exposed timbers and beams

### LIVING ROOM 4.3m x 2.9m

Exposed timbers and beams, woodburner inset in brick fireplace, access to storage cupboard

### DINING ROOM 5.3m x 3.9m

Timber door to front garden, red brick floor, exposed timbers and beams, oil fired fireplace in brick fireplace

### SITTING ROOM 5.0m x 4.5m

Woodburner with brick surround, exposed timber floor, exposed timbers and beams

### PANTRY 3.2m x 2.4m

Traditional slate slab

### UTILITY ROOM 2.5m x 2.3m

Comprising fitted shelves incorporating space and plumbing for appliances, timber external door to rear, access to external wood store

### WET ROOM

Comprising white W.C, hand basin, shower, tiled walls and floor

### FIRST FLOOR

### LANDING

Access to loft, exposed timbers and beams, access to storage cupboards

### BEDROOM 4.8m x 2.7m

Exposed timbers and beams

### BEDROOM 3.0m x 2.7m

Exposed timbers and beams, exposed timber floor

### BEDROOM 5.4m x 3.8m maximum

Exposed timbers and beams, exposed timber floor

### BEDROOM 4.3m x 5.2m

Exposed timbers and beams, exposed timber floor, Victoria cast iron Victorian fireplace

### BATHROOM 2.8m x 2.7m

White suite comprising bath, access to airing cupboard, tiled splashbacks, exposed timbers and beams

### W.C

White W.C, hand basin, exposed timbers and beams

### THREE HOLIDAY LETS COMPRISING THE FOLLOWING

#### COACH HOUSE – to be sold as ongoing concern, with bookings unto and including Christmas 2020

Having been converted to a high standard using reclaimed wood from the farm trees, the cottage can be found on 'cottages.com' where it currently brings in an income of £6,000 per annum for the current Vendors.

### ENTRANCE

Timber door to

### OPEN PLAN KITCHEN/LIVING ROOM 4.8m x 4.5m

Comprising fitted base units incorporating 1½ stainless steel sink unit and drainer, electric oven

with four ring hob over, space for appliances, tiled splashbacks, wall mounted electric heater, stairs off

### FIRST FLOOR

### BEDROOM 4.8m x 4.7m

Exposed timbers and beams, French door to balcony, access to airing cupboard and hanging rail

### ENSUITE

White suite comprising W.C, hand basin, shower cubicle, heated towel rail, tiled walls and splashbacks

### FRUIT ROOM

A partially complete holiday let (planning permission 06/01270/FUL) with a projected income of £10,000

### ENTRANCE

Timber door to

### OPEN PLAN KITCHEN/LIVING ROOM 5.0m x 4.1m

### BEDROOM 4.2m x 2.8m

### BEDROOM 2.8m x 2.6m

### WET ROOM

With provisions for under floor heating

### FURTHER BARN WITH PLANNING PERMISSION

A further unit with planning permission for holiday let (planning permission 06/01270/FUL) with a projected income of £10,000. Currently split into two rooms – 4.7m x 3.6m and 7.4m x 4.8m.



## OFFICES

Split into two rooms – 3.5m x 2.8m and 2.8m x 2.3m with provisions for shower and W.C

## OUTSIDE

The property is accessed off the highway via a drive with parking and turning area. The holiday cottages are located at the top of the driveway and the main farmhouse is to the left. To the left of the drive is steps up to the formal gardens at the property, mainly laid to lawn with greenhouse, summer house, garden shed, vegetable patch and outside W.C. From the front garden is access to the paddock where the poultry aviaries are located, the aviaries comprise of 7 well fenced pens with electric fence at low level.

## AUCTION GUIDE PRICE

£600,000 - £680,000

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 Hazle Meadows Auction Centre, Ross Road, HR8 2LP on Wednesday 22nd July 2020 At 6.30pm

## COUNCIL TAX

BAND F. Rates payable £ 2600.71

(Malvern Hills District Council telephone 01684 862151)

## SERVICES

We understand from the vendors that mains water and electricity and private drainage are connected at the property. There is also a well for the non drinking water. Telephone subject to BT regulations. Oil fired Rayburn

## 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

## TENURE

The property is freehold and offered with vacant possession upon completion.

## VIEWING

Strictly by appointment with the sole agents Pughs.

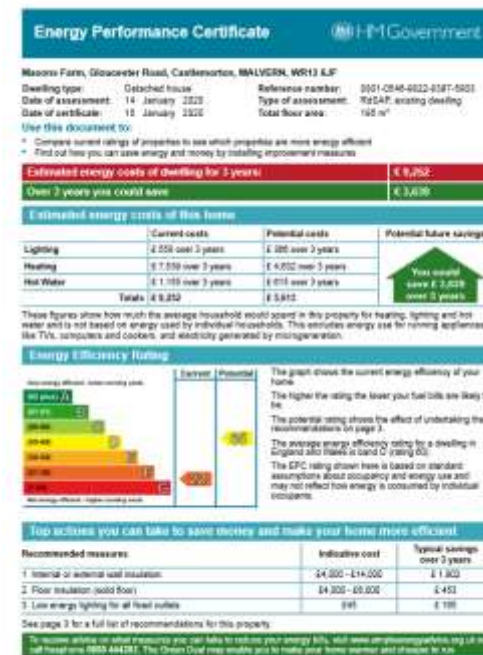
Tel. 01531 631122

Out of office hours 07836 320330 James Pugh



## Directions

From the town of Ledbury, proceed towards Malvern on the Worcester Road signposted A449. After approximately 1 mile, turn right at the junction, signposted Eastnor (A438). Maintain on this road for approximately 4.5 miles, passing through the villages of Eastnor and Hollybush. Upon reaching the staggered crossroad junction at Rye Cross, turn left onto the B4208 signposted Malvern. After passing through Birstmorton, and subsequently entering Castlemorton, the property can be found on the left hand side.

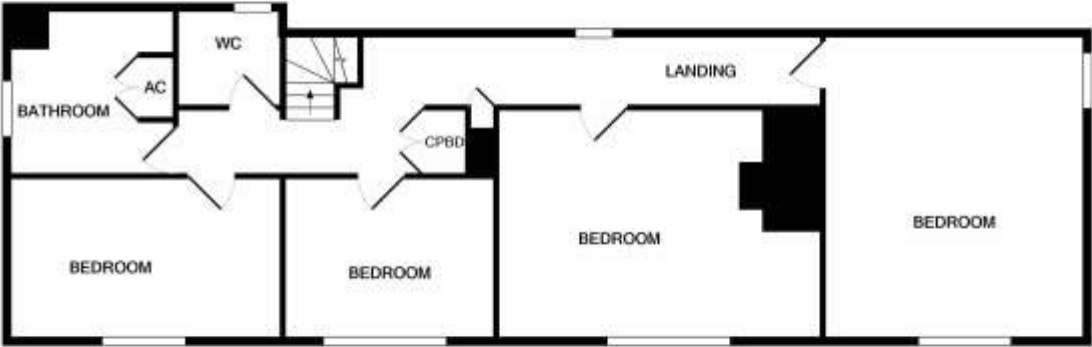
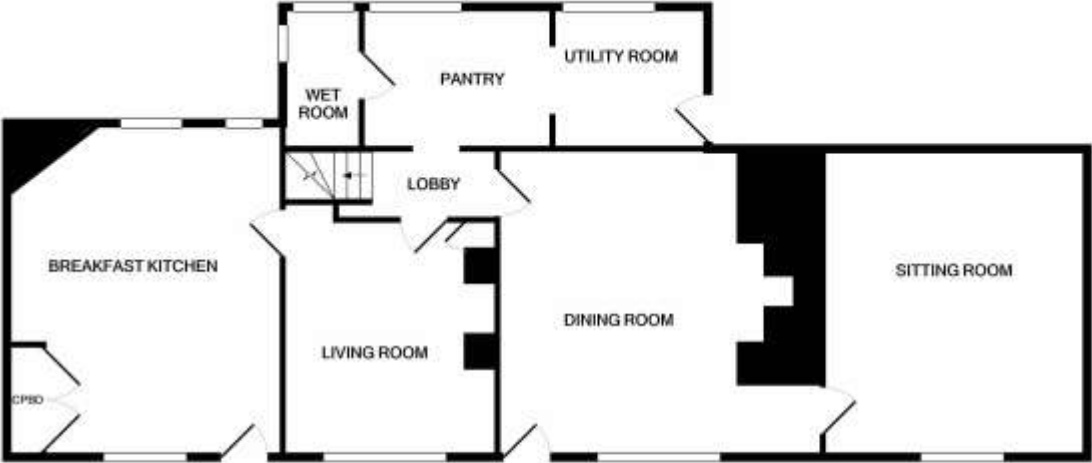


For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there 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 taken February 2020, Updated September 2020

MASONS FARMHOUSE

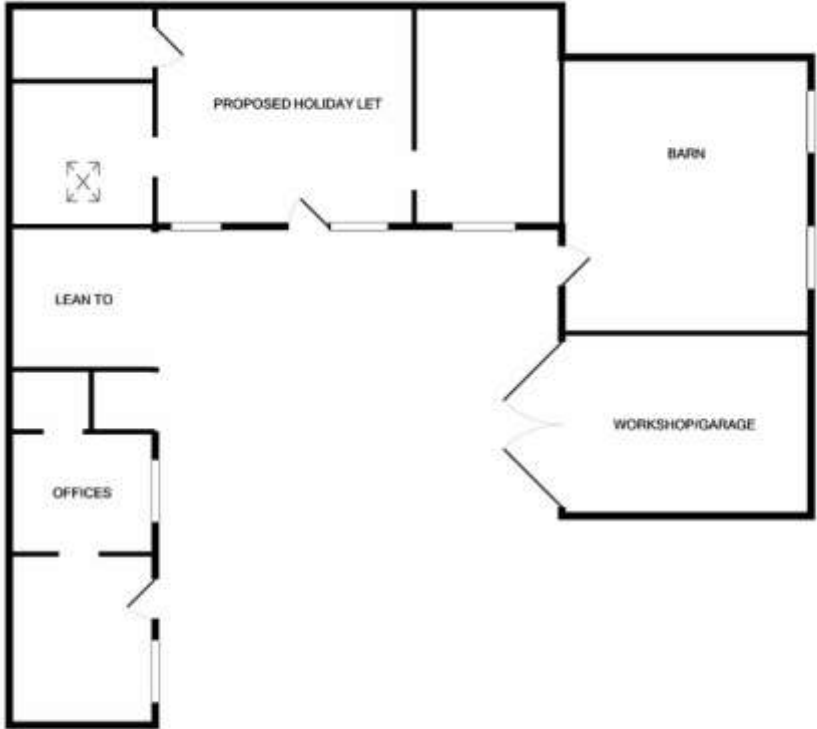


TOTAL APPROX. FLOOR AREA 2041 SQ.FT. (189.6 SQ.M.)

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 mis-statement. This plan is for illustrative 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.

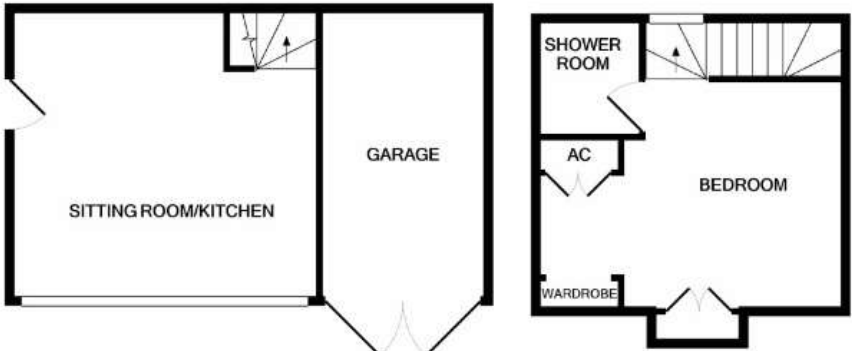
Made with Metropix 6/2020

HOLIDAY LETS TO BE CONVERTED



TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.7 SQ.M.)

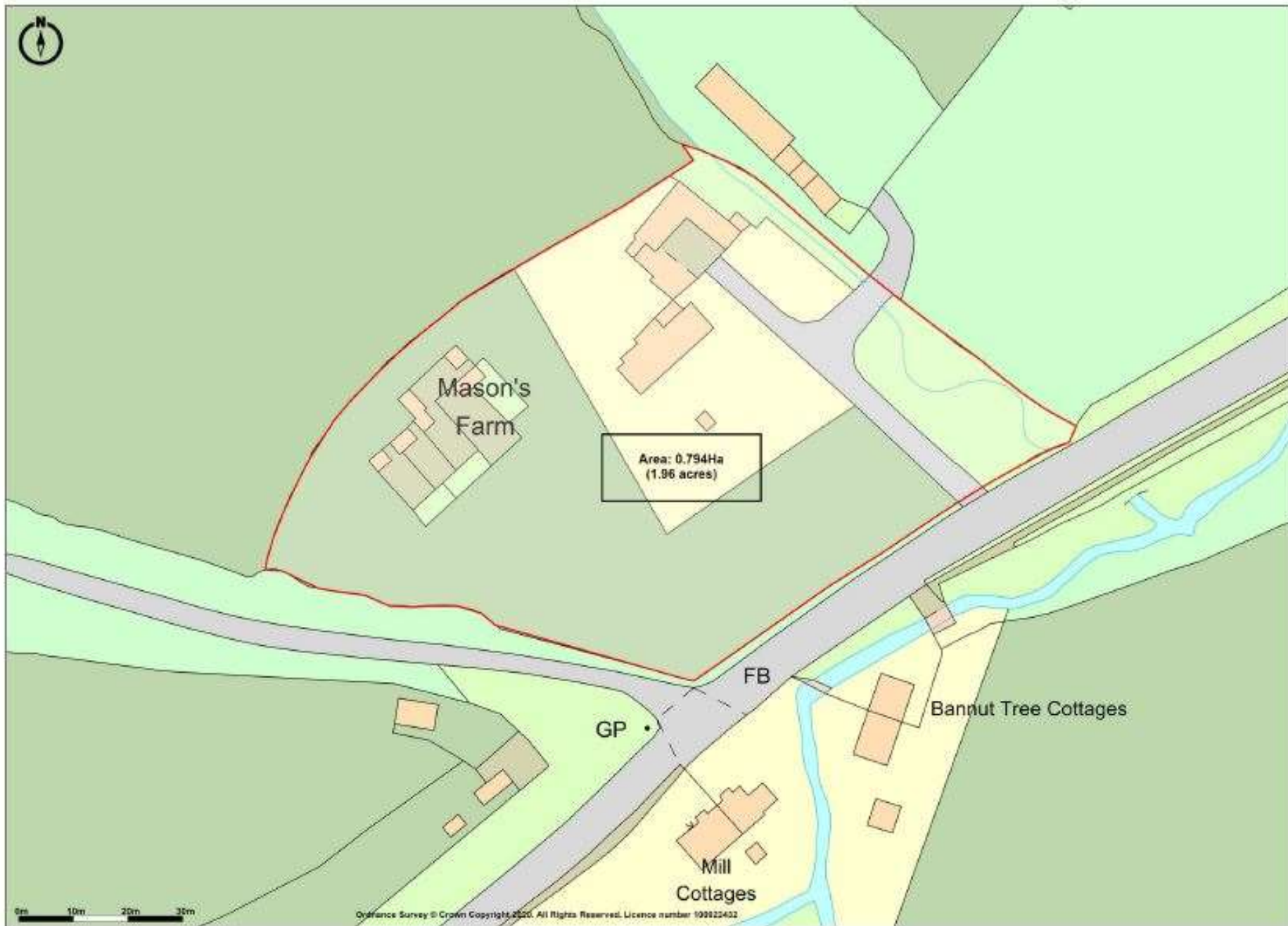
THE COACH HOUSE



GROUND FLOOR  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.0 SQ.M.)







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