

**BLACKLANDS FARM,
CANON FROME, LEDBURY
HEREFORDSHIRE, HR8 2TB**



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Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre,

Ross Road, Ledbury, HR8 2LP

Tel: (01531) 631122 Fax: 631818

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Website: www.hjpugh.co.uk

An extremely rare opportunity to purchase a registered smallholding consisting of a detached character residential dwelling with the added benefit of a well presented stable block, useful outbuildings and approximately 5.9 acres of flat pasture located in a good commuting location between Hereford and Ledbury

**VIEWING HIGHLY RECOMMENDED
OFFERS IN EXCESS OF £650,000**

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ENTRANCE

Timber door to

HALLWAY

Exposed timbers and beams, stairs off with storage cupboard under, access to further storage cupboard

CLOAK ROOM

Coloured suite comprising W.C, hand basin, radiator

LIVING ROOM 8.1m x 4.0m

Exposed timbers and beams, two radiators, UPVc door to front garden, oil fired mock wood burner heater in exposed brick fireplace, corner seating bench

BREAKFAST KITCHEN 6.8m x 2.7m

Comprising fitted wall and base units incorporating acrylic 1½ bowl sink and drainer, oil fired Rayburn in exposed brick fireplace, electric double oven, four ring hob with extractor over, tiled splashbacks, exposed timbers and beams, fitted pew seating with storage under, tiled floor

UTILITY ROOM 3.5m x 1.6m

Comprising fitted base unit, Belfast sink, space and plumbing for appliance, tiled floor, built in storage cupboards with oil fired central heating boiler, UPVc door to side

DINING ROOM 5.2m x 2.8m

Exposed timbers and beams, radiator, flagstone floor, UPVc external door to rear

STUDY 4.1m x 4.1m

Exposed timbers and beams, exposed brick wall with former fireplace with beam over, timber floor, radiator

FIRST FLOOR

Exposed timbers and beams, access to eaves storage

BATHROOM 4.5m x 3.1m maximum

L shaped room, white suite comprising W.C, corner bath, shower cubicle, radiator with towel rail over, exposed timbers and beams, access to storage cupboard, part tiled walls

BEDROOM 2.7m x 1.9m

Exposed timbers and beams, access to eaves storage and further storage cupboard

STEPS UP TO

BEDROOM 4.1m x 3.9m

Exposed timbers and beams, radiator

STEPS UP TO

BEDROOM 4.2m x 4.2m

Exposed timbers and beams, radiator

BEDROOM 4.2m x 4.0m

Exposed timbers and beams, radiator, former fireplace

ENSUITE SHOWER ROOM 1.6m x 1.6m

White suite comprising W.C, hand basin, shower cubicle, exposed timbers and beams

LAND

Approximately 5.9 acres of pasture split into three well fenced paddocks are found at the rear of the house.

OUTSIDE

Blacklands Farmhouse has a vehicle access from the public highway which leads to the large stoned parking area. From here there is access to the useful outbuildings which include detached brick and timber building (7.0m x 6.2m) with three pedestrian doors. The main farmhouse has a well maintained flat lawn area to front. At the rear of the property is gated access to the stone yard with stable block comprising a tack room (3.4m x 2.9m) with W.C inside, three stables (4.6m x 3.1m, 3.5m x 2.8m and 3.6m x 3.4m) and hay barn to side (7.2m x 3.3m) with double doors to front. Two five bar gates give access to the adjacent land

COUNCIL TAX

Blacklands Farm – Band F £2968.77 payable (Herefordshire Council 01432 260000)

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07836 320330 James Pugh

SERVICES

We understand from the vendors that mains water and electricity and private drainage are connected at the property. Telephone subject to BT regulations. Oil fired central heating

TENURE

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

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

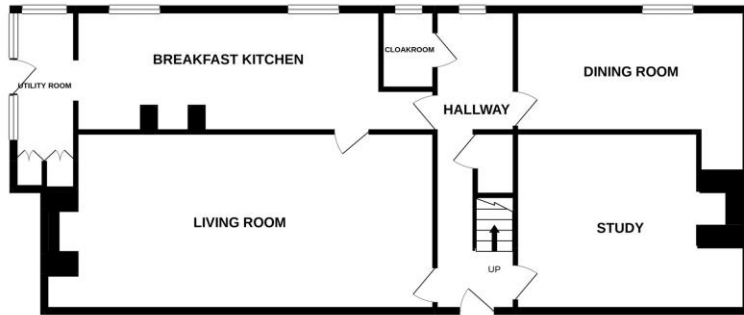
DIRECTIONS

From Ledbury town centre proceed out of the town on the A438 Ledbury to Hereford road. At the Trumpet crossroads turn right towards Leominster. Proceed through the village of Ashperton. Upon leaving the village the property can be found on the left hand side. Please see Agents Board.

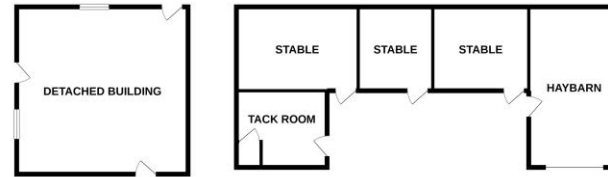
AGENTS NOTES

The Adjacent Property, The Gatehouse is also for sale with the agents for Offers in the region of £350,000

GROUND FLOOR
1146 sq.ft. (106.4 sq.m.) approx.



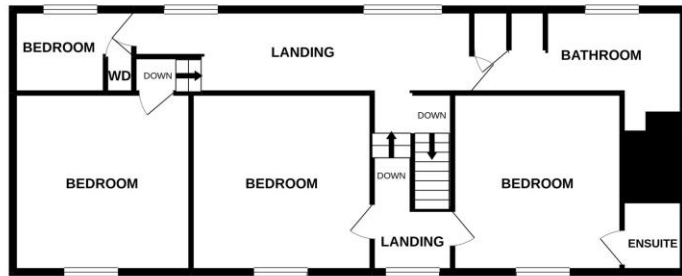
GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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.
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1ST FLOOR
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2070 sq.ft. (192.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Plotted Scale - 1:2500. Paper Size - A4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	41 e	
21-38	F		
1-20	G		

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 April 2021, Updated September 2021