

# TO LET

**AYLESMORE FARM COTTAGE  
CASTLE TUMP  
NEWENT  
GLOUCESTERSHIRE  
GL18 1LS**

*Pughs*

**ESTATE AGENTS & VALUERS**

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- **Semi-Detached**
- **Five Bedrooms**
- **Large Private Garden**
- **Pets and Children Considered**
- **Available Immediately**
- **Energy Rating D**

**£1,750 Per calendar month**

# Energy performance certificate (EPC)

AYLESMORE FARM COTTAGE CASTLE TUMP NEWENT GL18 1LS	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>12 July 2031</b> <hr/> Certificate number: <b>9270-3008-0203-5129-0204</b>
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Property type Semi-detached house

Total floor area 265 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

# Aylesmore Farm Cottage, Castle Tump, Newent, Gloucestershire, GL18 1LS

A recently renovated 5 bedroom semi-detached farm cottage located up a private driveway with convenient access to Newent, Ledbury, the M50 and beyond.

## ENTRANCE

Covered porch, with oak doors leading to

## HALLWAY

Original floor tiles, column radiator and access to cellar

## WC

Floating basin & mixer tap, touch light mirror, porcelain WC, storage cupboard, column radiator, original floor tiles

## SITTING ROOM 5.7M MAXIMUM X 5.3M MAXIMUM (18'8" MAXIMUM X 17'5" MAXIMUM)

With many original features including timbers, beams, stone inglenook fireplace and cast iron log burner. Storage shelves, exposed floor boards, stairs off, door to front terrace patio, access to :-

## LIVING ROOM 5.1M X 4.8M (16'9" X 15'9")

Double aspect UPVC double glazed windows, 2 radiators, exposed brick fireplace with inset cast iron log burner, exposed floor boards

## FARMHOUSE KITCHEN 5.3M MAXIMUM X 4.7M MAXIMUM (17'5" MAXIMUM X 15'5" MAXIMUM)

Exposed beams, hand built pine wall & base units, 1½ bowl stainless steel sink and drainer, granite worktops and upstand, powder coated aluminium bifold doors to rear patio terrace, exposed floor tiles, Rangemaster Professional+ 3 oven and 6 ring hob with extraction hood over, space and plumbing for American style fridge freezer, 2 x column radiators

## UTILITY ROOM 3.3M X 3.1M (10'10" X 10'2")

Hand built pine fitted base units, laminate worktops, Belfast sink, space and plumbing for 3 x appliances, external door, radiator, original floor tiles.

## STAIRS AND LANDING

Oak staircase and elm board landing, exposed timbers and beams, column radiator and storage cupboard

## MASTER BEDROOM 5.1M X 4.7M MAXIMUM (16'9" X 15'5" MAXIMUM)

Double aspect, double glazed UPVC windows, two fitted double wardrobes, brand new carpet, 2 x radiators

## EN SUITE

Velux skylight, mermaid boarded shower with modern glazed screen, rainwater effect shower head and separate hand held attachment, ladder style radiator, floating modern basin, top flush WC, timber effect laminate flooring

## FAMILY BATHROOM

Velux skylight, corner bath with side fill mixer tap, mermaid boarded shower with modern glazed screen, rainwater effect shower head and separate hand held attachment, ladder style radiator, floating modern basin, top flush WC, timber effect laminate flooring

## BEDROOM 2 5.1M MAXIMUM X 4.7M MAXIMUM (16'9" MAXIMUM X 15'5" MAXIMUM)

Double aspect, double glazed UPVC windows, two storage cupboards, feature fireplace, brand new carpet, 2 x radiators

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# Aylesmore Farm Cottage, Castle Tump, Newent, Gloucestershire, GL18 1LS

## **BEDROOM 3 2.6M X 2.6M (8'6" X 8'6")**

Feature timbers and beams, full height UPVC window with good views, brand new carpet, radiator

## **STAIRS AND LANDING TO SECOND FLOOR**

Exposed floor boards, exposed timbers and beams, UPVC double glazed window with fantastic views, 3 x storage cupboards

## **SHOWER ROOM**

Mermaid board walk in shower with rainwater effect shower head and separate hand held attachment, ladder style radiator, floating modern basin, side flush WC, timber effect laminate flooring, feature timbers and beams,

## **BEDROOM 4 5M X 4.5M MAXIMUM (16'5" X 14'9" MAXIMUM)**

Double glazed UPVC windows, exposed timber and beams, radiator, fitted carpet, limited eaves height

## **BEDROOM 5 4.8M X 4.2M MAXIMUM (15'9" X 13'9" MAXIMUM)**

Double glazed UPVC windows, exposed timber and beams, radiator, fitted carpet, limited eaves height

## **OUTSIDE**

A road planing driveway, parking and turning area leads to the large double garage and storage shed, raised Indian flagstone patio, walled entrance to front garden which is mainly laid to lawn with mature shrubs and bushes, raised terrace flagstone patio area.

## **COUNCIL TAX**

BAND E. Rates payable £2,389.00 (2021-2022)  
(Forest of Dean District Council 01594 812532)

## **SERVICES**

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

## **RENT**

£1,750 per calendar month exclusive

## **RIGHT TO RENT REGULATIONS**

To comply with Right to Rent Regulations, prospective tenants will be asked to produce identification documentation and proof of residency at the time of making an application



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## LOCATION MAP



## DIRECTIONS

From the centre of Newent proceed out of the town on the B4215 towards Dymock and Ledbury. After passing Three Shires Garden Centre and Three Choirs Vineyard on the right hand side, take the turning before Welsh House Lane on the right into the property's shared private driveway. Follow the driveway, bearing left at the end where the property can be found directly in front of you.

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		<b>64</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
		<b>1</b>	<b>1</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### AGENTS NOTES

Pughs has joined the Tenancy Deposit Scheme, TDS. It guarantees protection of the deposit; and a fair, independent and expert assessment and settlement of any disputes over its return at the end of a tenancy. This is sometimes needed when landlords and tenants are totally unable to agree the amount due for damage, dilapidation or loss at the end of a tenancy.

The Scheme will allow us to continue to hold your deposit. If there is a dispute over how it should be allocated which we cannot settle, we will be able to refer it to the Independent Complaints Examiner. He will adjudicate within 10 working days of receiving all the necessary papers. There will be no additional charge for the adjudication for future tenancies that are covered by the Scheme.

### TENANCY AGREEMENT

All lettings subject to satisfactory references, signing of tenancy agreement and payment of following monies.

The tenancy agreement will be set up on an initial six-month period or shorter by agreement.

Full references required prior to an application being approved, along with a deposit of five weeks rent (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement).

For clarification we wish to inform prospective purchasers/tenants that we have prepared these 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/rent, 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.

