

COBB
AMOS

THE AUCTION

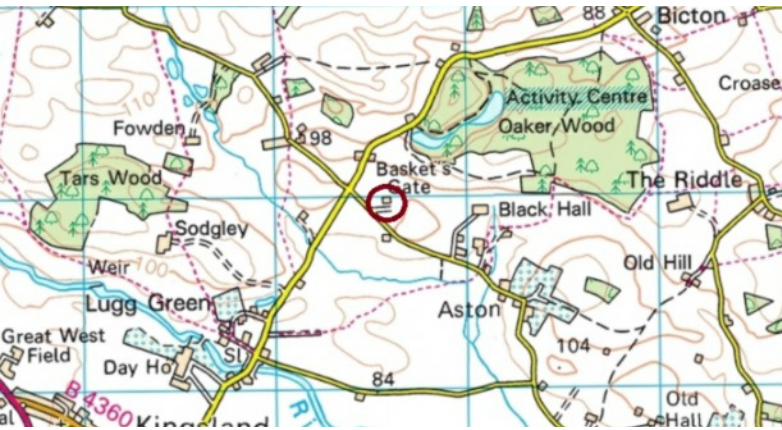


Club Hall

Aston, Kingsland, Herefordshire, HR6 9PU

Guide Price

£250,000



Introduction

Without doubt this property is the ideal renovation project for many house hunters. Set in 7.58 Acres with an additional 5.34 Acres available is this period cottage in need of renovation. Included in the sale is a large detached steel barn and also brick outbuildings that could be incorporated into the main house's footprint (STP). Many features remain and a sympathetic renovation could make this a very attractive property in a desirable rural location between the sought after villages of Kingsland and Yarpole.

Lot 1

The main house, buildings and approx. 7.58 acres of pasture land. The property is accessed from a large porch to the front with door leading to the kitchen which has a good size pantry and access to the first floor. The living room is located on the left, has a window to the front and a feature open fireplace. There are three large storage rooms at the rear of the property, and could be converted into a number of different uses or to extend the main house. On the first floor are two double bedrooms and a single room. Bedroom one has the benefit of a large storage cupboard, however this could be turned into a family bathroom. To the rear of the property are 2 brick stores which could be incorporated into the main house's footprint (STP).

There is also a large steel barn included in the sale which measures approximately 8.87m x 13.28m.

Services

Mains electricity and water to barn.

Additional Land Available

Also being sold on the same night is an additional block of land available in 4 fields extending to approximately 5.34 acres with a guide price of £30,000.

Method of Sale

The property will be sold by auction on Thursday 4th May at 6pm sharp at Luctonians Sports & Social Club in Kingsland. The successful bidder will be required to sign the contract and place a 10% deposit down on the evening with completion and the balance paid 28 days later.

The auction pack will be available for inspection at this office or the solicitors at least 7 days before the auction.

Judith Haines at Lloyds cooper - 01568 613236 / judith.haines@lloydscooper.co.uk

Tenure

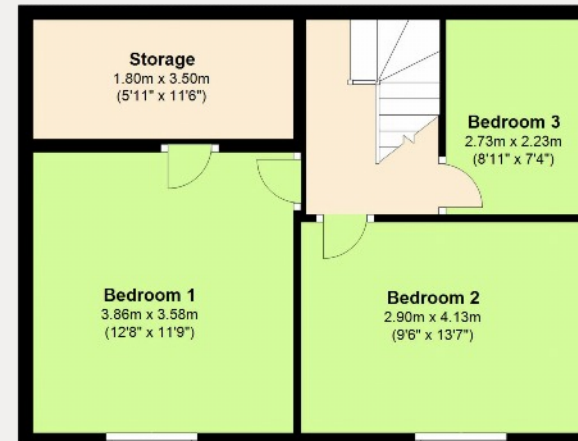
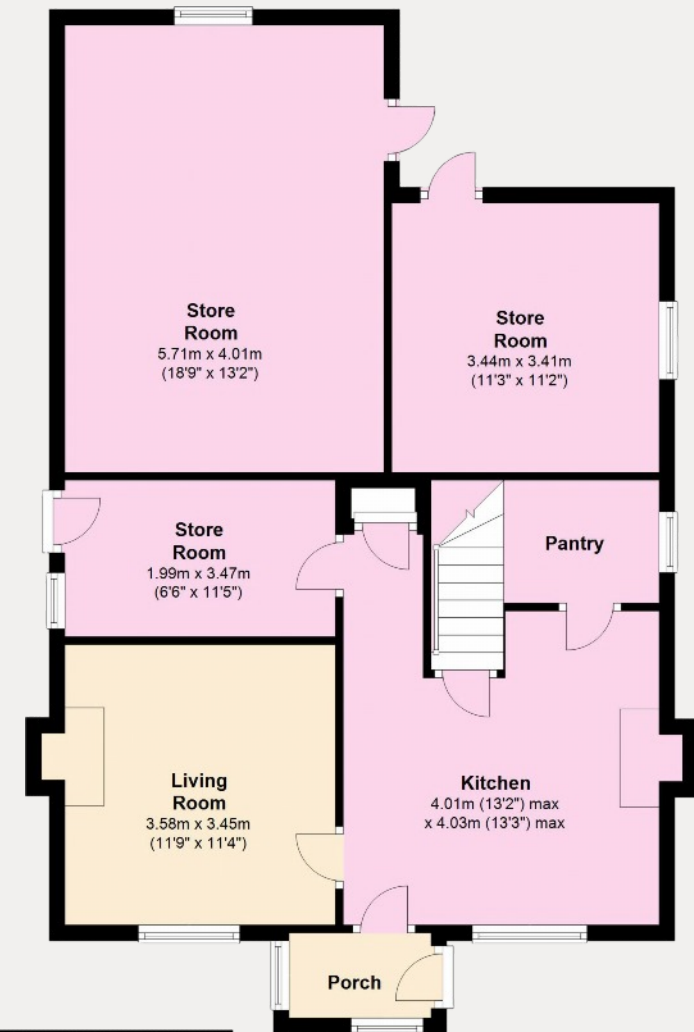
The land is sold Freehold with vacant possession upon completion of sale.

Viewing Arrangements

All viewings must be accompanied. Please call our Leominster office on 01568 610 310 to book a viewing.

Directions

From Leominster take the A44 West towards Monkland. At Barons Cross Garage take the right hand fork onto the B4529 signposted Kingsland. At Cholstrey take a right turn onto the B4360. Turn right onto Lugg Green road, adjacent to the Corner Inn, then right again at Basket's Gate crossroads and the land is located on the right hand side as indicated by our For Sale board.



Ground Floor
Approx: 71.0 sq.metres
(763.8 sq.feet)

First Floor
Approx: 44.7 sq.metres
(480.8 sq.feet)



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