

**Auction**

4 bed detached house to buy in

Adforton, Leintwardine, Craven Arms,
Herefordshire, SY7 0NF

£510,000

 Starting Bid

 x 4  x 1  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Character accommodation with many original features including bread over, feature well (covered) and a wealth of exposed wall and
- ✓ Useful adjoining barn currently offering large workshop and storage across 3 floors
- ✓ Potential for large family home/letting unit/AirBnB/home office/workspace etc (subject to

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: F
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

FOR SALE VIA ONLINE AUCTION

Adforton lies on the borders of Herefordshire, Shropshire and Wales and is approximately 22 miles from Hereford, 29 miles from Shrewsbury, 12 miles from Ludlow, 8 miles from Knighton, 9 miles Craven Arms with a good range of local amenities available in Wigmore and Leintwardine, both a few minutes drive, and offering well stocked village shops, petrol station, butchers, Doctors surgery, pubs etc.

The nearest railway station is Bucknell (4 miles) on the Heart of Wales Line, Shrewsbury to Swansea. There are bus services into Hereford, Ludlow, Knighton, Presteigne and Builth Wells from the adjacent Church car park. The A49 is approximately 8 miles offering excellent national communications via the wider road and motorway networks.

The area is renowned for its beautiful countryside, rolling hills and picturesque scenery, a lovely area for those who enjoy walking and countryside pursuits. Ludlow, the self named 'culinary capital' of England offers many excellent eateries, 7 being Michelin listed and 2 with stars. The Food Centre is approx. 8 miles distant and there are traditional butchers and bakers along with regular markets and farmer markets.

Primary and secondary schooling in the area is Ofsted rated 'good' at Leintwardine, Wigmore, Ludlow and Knighton. Moor Park, Bedstone College and Lucton School, local independent schools are all readily accessible.

The property itself is Grade II listed and believed to have once operated as a Public House (Brew House). It is believed to date back to the 17th Century with later additions in the 19th Century. The full details of the listing are as follows:-

"Farmhouse. Probably late C17 with early C19 and later alterations. Sandstone rubble and brick. Timber-frame with brick infill. Welsh slate and pantile roofs with brick stacks. Rectangular plan aligned roughly north/south. Two storeys and attics. East elevation has two windows, 2-light early C19 glazing bar casements with segmental heads. Ground floor has similar windows but of three lights. Late C19 gabled canopy over central 5-panel door. Two raking-top dormers with 2-light late C19 windows. To the right under continuous roof is timber-framed part on deep rubble plinth. Ledged door to left side of plinth and two-leaved C20 swing doors to right-hand side. Brick tallet stairs rise from left to roughly central ledged door of upper storey. Frame is three square panels high from plinth to wall- plate. Catslide lean-to extension to rear. Interior of south part not inspected. North part has two early to mid-C19 trusses with central posts rising from collars supported on angle struts resting on interrupted ties. South part said to have similar trusses. North part said to have been brewhouse. (RCHM, Vol III, p 3). List Entry Number: 1349770 Date first listed: 19-Feb-1987"

The property offers extremely spacious accommodation with many character features and offers a purchaser tremendous potential to extend the living accommodation if required and subject to obtaining any necessary consents to incorporate the adjoining three story attached barn and attic rooms.

The barn is currently being used as a large workshop (benefitting from direct roadside access), with storage above. The timbering is superb and this barn could provide lovely characterful annexed accommodation suitable for use as a holiday let or studio, AirBnB or similar. It would equally suit a family looking for multi generational living with room for work and hobby space. Please see the attached pre planning application which further outlines the opinions of the Local Authority in this regard.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £510,000

Property Type: Detached House

Parking: Driveway

Construction materials: Stone built

Roofing type: Slate tiles, Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

The Farm, Adforton, Leintwardine, Craven Arms, SY7

Approximate Area = 2361 sq ft / 219.3 sq m (Includes Cellar)

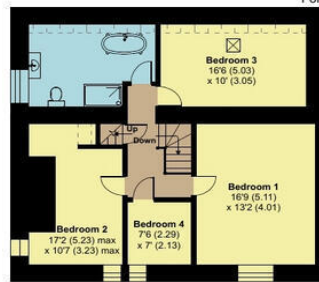
Outbuilding(s) = 2059 sq ft / 191.3 sq m

Limited Use Area(s) = 268 sq ft / 24.8 sq m

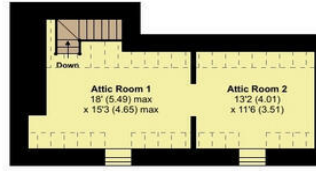
Total = 4688 sq ft / 435.5 sq m

For identification only - Not to scale

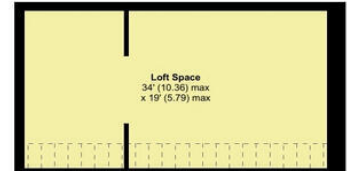
Denotes restricted head height



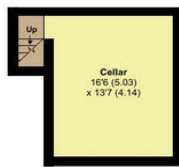
FIRST FLOOR
APPROX FLOOR
AREA 80.8 SQ M
(870 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 24 SQ M
(258 SQ FT)



OUTBUILDING - SECOND FLOOR
APPROX FLOOR
AREA 49.8 SQ M
(536 SQ FT)

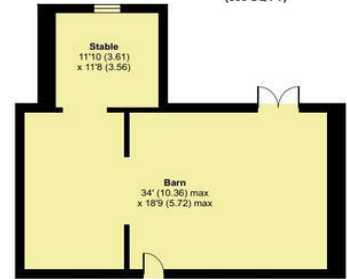


LOWER GROUND FLOOR
APPROX FLOOR
AREA 21.1 SQ M
(228 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 93.4 SQ M
(1005 SQ FT)

OUTBUILDING - GROUND FLOOR
APPROX FLOOR
AREA 69.7 SQ M
(750 SQ FT)



OUTBUILDING - FIRST FLOOR
APPROX FLOOR
AREA 71.8 SQ M
(773 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclchcom 2024. Produced for Hunters Property Group. REF: 1094138

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

Adforton, Leintwardine, Craven Arms, Herefordshire, SY7 0NF

Contact your local branch today for more information on this property:

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