

The Bungalow

Trehumfrey Farm, Llangarron, Ross-on-Wye, Herefordshire, HR9 6NX



**BRUTON
KNOWLES**



For Sale | Code 11707

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The Bungalow, Llangarron, Ross-on-Wye, HR9 6NX

Guide Price £530,000 **Freehold**



A fantastic opportunity to purchase a three bedroom bungalow in need of some modernisation, together with 17.04 acres of land in an unspoilt rural location.

The property is located to the west of Ross-on-Wye (8 miles) and Hereford (14 miles)

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale by The Executors of the late Mrs Josephine Ball, The Bungalow at Trehumfrey Farm, Llangarron near Ross-on Wye.

Description

The Bungalow is a detached late 1960s three bedroom brick and concrete tile roofed bungalow which would benefit from some updating.

The accommodation comprises lounge, kitchen, bathroom and three bedrooms. Outside there is a large garden, car port and parking area.

The property is subject to an Agricultural Occupancy Condition, restricting its occupation to someone employed in agriculture. Further information is available from the agent.

Adjacent to the bungalow is 17.04 acres of land, part currently in an arable rotation, but which would lend itself to being laid to pasture to create an idyllic smallholding.



Services

Mains water and electricity, septic tank drainage.

The water supply is currently shared. The purchaser will be responsible for installing a submeter at the property and paying the owner of Trehumfrey Farmhouse for the water consumed.

Boundaries

The purchaser will be responsible for erecting a new stockproof fence between points A and B on the plan.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Access from the highway is over a private drive shared with Trehumfrey Farm.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Local Authority

Herefordshire Council

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Contact:

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Subject to Contract – April 2025

Council Tax

Band B

EPC

Energy Rating F

Viewings

Strictly by appointment only. Please contact the agents to arrange a viewing on 01568 610007.

Tenure

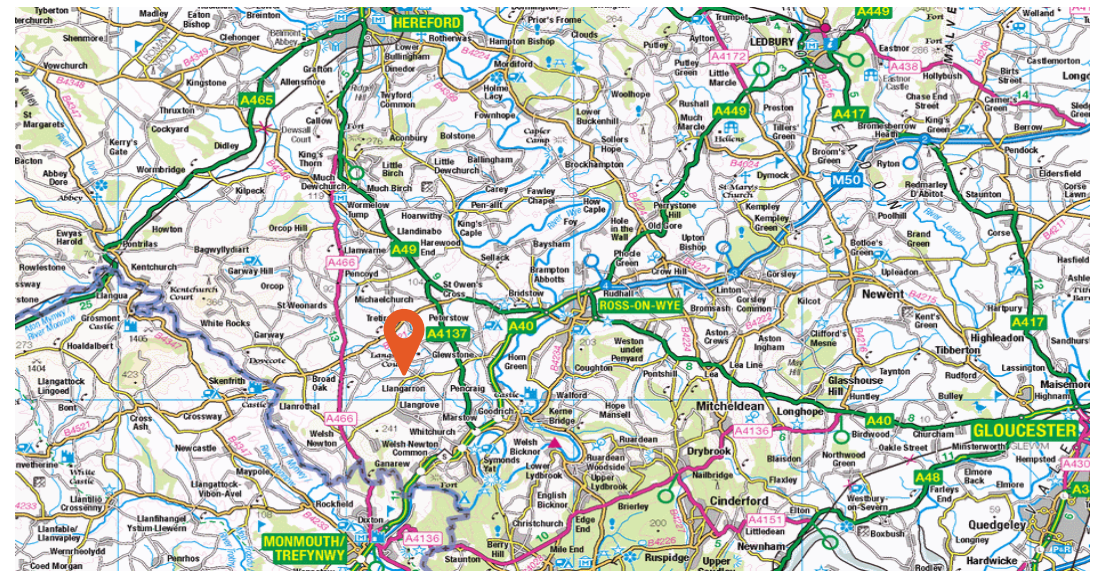
Vacant possession to be given on completion.

Method of Sale

Private treaty.

Directions

From Hereford, take the A49 road south for about 10 miles until the A4137 junction signed for Symmonds Yat and Monmouth. Take the A4137 for about 2 miles past St Owen's Cross, take the right turn for Biddlestone, Langstone and Llangarron. After about 300m take the right-hand fork, follow this lane to the end until reaching the T junction, where the farm drive will be directly in front of you.



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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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