

# GREEN FARMHOUSE

HOPE MANSELL • ROSS ON WYE • HR9 5TJ



**R.G. & R.B. WILLIAMS**

CHARTERED SURVEYORS

# GREEN FARMHOUSE

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SOUTH HEREFORDSHIRE

Ross-on-Wye 4 miles. Gloucester 15 miles.  
M50 Motorway Junction 4 (4 miles)

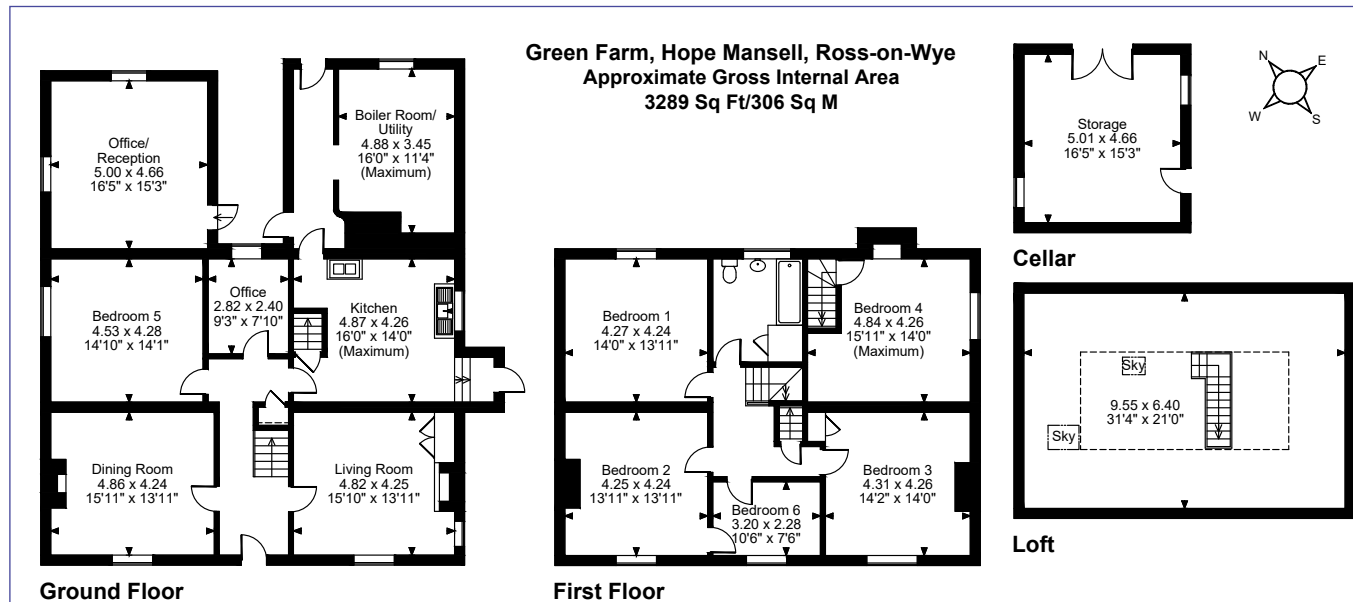
AN ATTRACTIVE 4 BEDROOM  
FARMHOUSE IN NEED OF  
MODERNISATION

FOR SALE BY PUBLIC AUCTION  
(unless sold prior)

at THE ROYAL HOTEL, ROSS-ON-WYE, HR9 5HZ

on WEDNESDAY 26TH JUNE 2024

at 6pm





## GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

### AGENTS NOTE

The sale of Green Farmhouse follows the sad death of Mrs Monica Margrett in July 2023. The property has been in the ownership of the Margrett family since 1958.

Green Farmhouse occupies an attractive location in the hamlet of Hope Mansell. The Georgian residence contains spacious well proportioned accommodation. The property is generally in need of modernisation.

It is rare that quality properties such as Green Farm become available in this favoured location.

### SITUATION

Green Farm is situated in the parish of Hope Mansell in South Herefordshire. It is conveniently situated about 4 miles from the thriving market town of Ross-on-Wye. Most extensive shopping, educational and recreational amenities are available in the Cathedral City of Gloucester (15 miles).

### DIRECTIONS

From Ross-on-Wye take the A40 Gloucester road and after about 2 miles turn right signposted Pontshill and Hope Mansell. Proceed along the road for about 1 mile and then turn left towards Hope Mansell.

Green Farmhouse will be found on the left hand side of the road after about 1 miles.

### POST CODE

HR9 5TJ.

### TENURE

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

### SERVICES

Mains Electricity and Water are connected to the property. Private Drainage system. Oil fired Central Heating System.

### EPC BAND

Band F.

### COUNCIL TAX BANDING

Band E.

### LOCAL AUTHORITY

Herefordshire Council, Tel: 01432 260000.

### FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

## RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

## TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

## IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

## CONDITIONS OF SALE

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

## VENDORS SOLICITORS

Harrison Clark Rickerby  
Overross House, Ross Park, Ross on Wye, HR9 7US.  
Tel: 01989 562377

## VIEWING

Viewing is strictly by appointment with the Sole Agents – RG and RB Williams, Tel: 01989 567233. (Ref RBW/TW).

## MODE OF SALE

Green Farmhouse will be offered for sale by Public Auction at The Royal Hotel, Ross-on-Wye, HR9 5HZ on Wednesday 26th June 2024 at 6pm.





## PARTICULARS OF SALE

### AN ATTRACTIVE 4 BEDROOM FARMHOUSE

The Georgian Farmhouse is approached over a private entrance drive leading off an unclassified council road. It is principally constructed of rendered stone elevations under a slated roof.

The property is generally in need of modernisation and contains the following accommodation:

### ON THE GROUND FLOOR

- Entrance Porch:**
- Entrance Hall:** with panelled radiators; stairs off.
- Sitting Room:** with fireplace; built in cupboard.
- Dining Room:** with fireplace.
- Kitchen:** with fitted kitchen units and back stairs off.
- Utility Room:**
- Rear Porch:**

### ON THE FIRST FLOOR

- Landing:** with panelled radiator.
- Bedroom No. 1:** with panelled radiator.
- Bedroom No. 2:** with panelled radiator.
- Bedroom No. 3:** with panelled radiator.
- Bedroom No. 4:** with panelled radiator.
- Bathroom:** with panelled bath; low level w.c.; wash hand basin; airing cupboard.

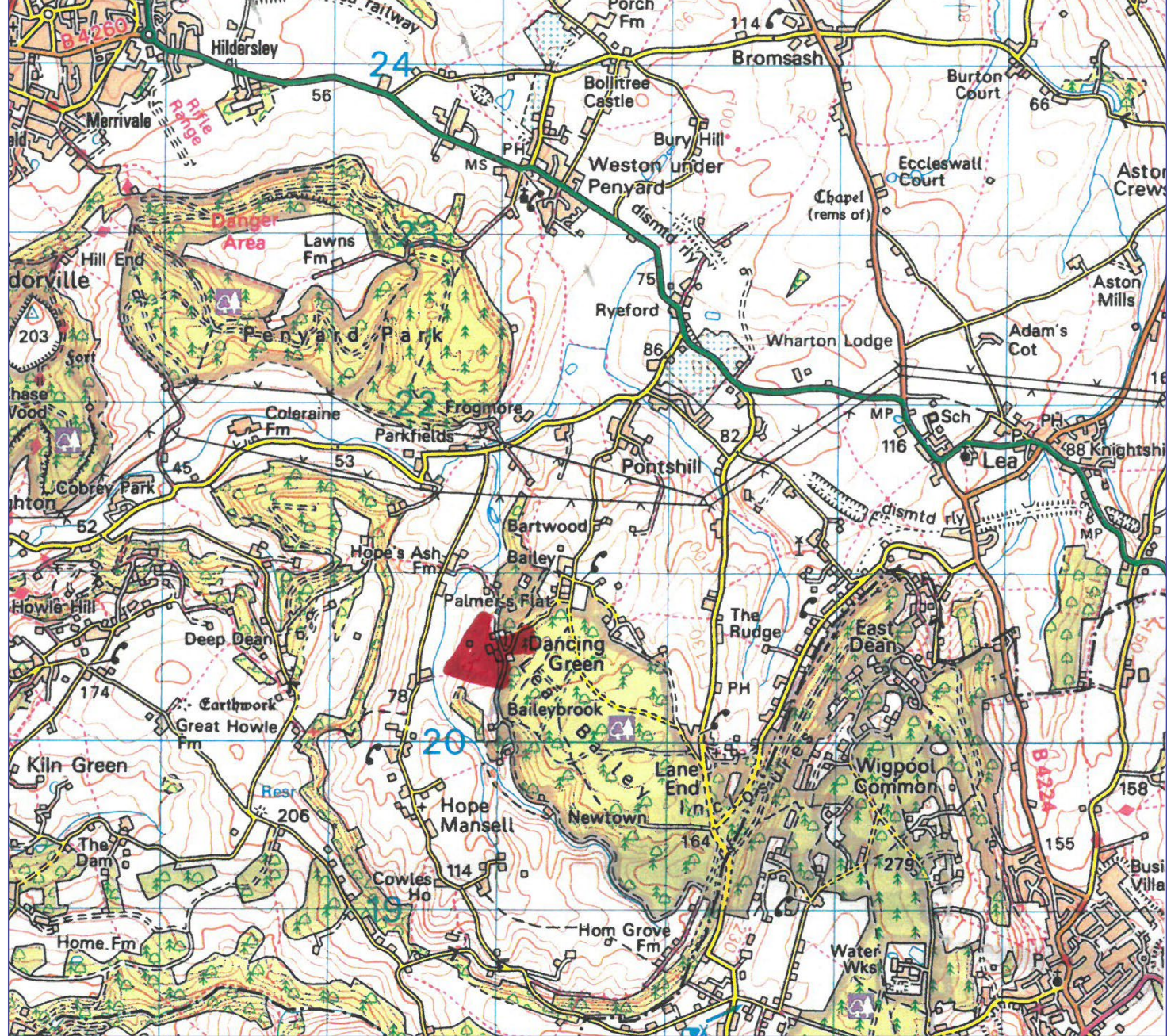
### GARDEN GROUNDS

The property is contained within highly attractive garden grounds which are part enclosed with a stone wall. The gardens comprise lawned areas with flower borders containing a wide variety of herbaceous plants.

The Gardens extend to about 0.40 Acre.

### OUTBUILDINGS

- Stone and tile Store.
- Timber Range comprising two Stables.



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