



Nigel Ward & Co.

CHARTERED SURVEYOR

LAND & ESTATE AGENT, AUCTIONEER & VALUER

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MICHAELCHURCH ESCLEY, Herefordshire

This charming property is set in the unspoilt rolling rural landscape of the Black Mountains border countryside and enjoys a secluded setting yet is located within easy travelling distance of the important local centres of Hay-on-Wye, Hereford and Abergavenny, each with a diverse range of facilities and the latter having a dual carriageway link with the national motorway network.

A most attractive Grade II Listed stone-built Farmhouse
with origins in the 17th century
standing in about 7 acres of land
including a small broadleaf wood and a gently sloping pasture field



THE OLD HOUSE

The property is constructed principally of stone, standing under a felted and stone tiled roof, the accommodation, which has a profusion of Oak timbers retains much of the original character, several rooms having flagstone floors, it comprises:



On the Ground Floor:



Wide front door to
FARMHOUSE KITCHEN
16'1" x 11'6"

with a very pleasant outlook over the approach and wild flower areas and having a flagstone floor, exposed beams and rafters, part boarded walls to dado level, cantilever supported working surface with double bowl stainless steel sink unit with quarter-turn taps, electric two oven Aga cooker in deep blue colour, two double power points and fluorescent lighting.

Door to

REAR LOBBY/
UTILITY AREA
6'11"x 6'7"

with concrete floor, single drainer stainless steel sink unit (h & c), fitted shelving and plumbing for automatic washing machine. Fully glazed back door leading to the rear of the property. PANTRY, 7' x 6' off with solid floor with Marley tiles, electric light and one single power point. Access door leading off to the attached Stone Barn.

From the Kitchen is one step down to the

DINING ROOM
16'1" x 10'7"

with front and rear aspects, solid floor with unusual hexagonal shaped quarry tiles, exposed timbered walls with a low room divider from the kitchen and the ceiling featuring massive beams and rafters. Telephone point and power point.

A low shaped Oak door opening with an old ledged door and one step down leads to the

SITTING ROOM 16'10" x 14'7"

with flagstone floor, massive Oak beam and stop-chamfered timbers, window to front with Oak window sill/seat, large Oak lintel over a stone fireplace with a later enclosed multi-fuel stove with air circulation venting. Stairs leading off. Wall-mounted spot-lighting, night storage heater and two double power points. Half glazed door to the rear patio and garden.



To the opposite side of the fireplace from the stairs access is a short Passageway, 5'10" x 4'6" with a flagstone surfaced floor giving access to the

STUDIO/MUSIC ROOM 17'1" x 14'2" (min) with flagstone surfaced floor, large stop-chamfered beam and original fire recess with Oak lintel (the flue now blanked). There is a quarry tiled window sill and a half-glazed door leading out to the front of the property. There is a night storage heater and three double power points. This room has, in the past, been used as self-contained accommodation together with the kitchen and bathroom situated to the rear.

Door to REAR LOBBY, 8'2" x 3'3" having a Marley tiled solid floor. Cloaks hanging space and a fully glazed door leading out to the rear garden.

GALLEY KITCHEN 11'11" x 6'9" with rear aspect, Pine base units/cupboards with stainless steel sink (h & c) and wall-mounted cupboards.

BATHROOM 8'2" x 6' with white suite of bath (h & c), pedestal wash hand basin (h & c) and low-flush w.c. **Airing Cupboard** with lagged hot water cylinder and immersion heater.



From the main Sitting Room a curving stone stairs with a fascinatingly constructed stepped ceiling leads to On the First Floor:

LANDING, 27'5" x 6'2" av. (main area)

A pleasant, airy "U"-shaped area with two windows overlooking the front garden. Beige fitted carpet, interesting exposed timbers and purlins and a shaped arched doorway. One double power point and telephone point, **Airing Cupboard** with large factory-insulated hot water cylinder having twin immersion heaters.



BEDROOM (3) 10'2" x 8'1"

Another double room with rear aspect, part exposed roof truss and timber framing. One double power point.

BEDROOM (2) 11'10" x 9'11"

A double room with front aspect, exposed purlins and part-exposed roof truss. One double power point.

BEDROOM (4)
10'3" x 9'10"

A double room with view to rear, part exposed timber framing and purlin. High level window to landing. One double power point and hatch to roof space.

BATHROOM
11'10" x 6'1"
(main area)

with part beige ceramic tiled walls, white suite comprising cast iron panelled bath with "Redring 570 Expression" electric shower unit over, pedestal wash hand basin (h & c) and low-flush w.c. An area, 8'6" x 6'4" with reduced headroom is fitted with two "Velux" windows.



There are three steps down from the Landing to a lower level where is to be found a former granary, now a spacious:

PRINCIPAL BEDROOM 16'8" x 14'4" min.

with views over the front garden. This is a lofty room with an exposed roof truss and two "Velux" windows. There is a fire breast to one side of which are half-glazed double doors leading out onto the original granary steps providing access down to the garden. Four double power points are provided. The atmosphere of this room is airy and well-lit and it could be ideal as a hobby room or a studio.

OUTSIDE

The property is approached off the council maintained lane via a rammed stone driveway pleasingly curving across a wild flower area and leading to the concrete yard and parking area. A short flight of stone steps leads up to a flagstone surfaced path, flanked by herbaceous plants, leading to the front of the property, the front wall of the farmhouse being home to a thriving Wisteria. A path also leads from the front of the house round to the side and gives access to the **ATTACHED STONE BARN**, forming a right-angle



to the house and standing under a part stone tiled and part corrugated iron roof. This building comprises a **Former Cow House**, 22'10" x 17'4" with two doors from the exterior, a part concrete floor, feed range and cow ties for six. There is a Hayloft over part. **Main Barn**, 33'3" x 17'6" with exposed stone walls and timbers, carriageway through having doors to the front and double doors to the garden. Two double and one single power points. **Wood Store/Former Stable**, 18' 7" x 13'4" with stable door and part cobbled floor.



Detached but nearby is a Stone **WORKSHOP BUILDING** comprising a **Utility Room**, 14'10" x 9'7" with wood-block floor, single drainer stainless steel sink unit with a hot water geyser over and fluorescent lighting. Adjacent **Store/Office**, 16' x 9'7" with concreted floor, exposed purlins, fluorescent lighting, one double power point and telephone point. Access through to **Spacious Workshop**, 15'7" x 10'7" with concreted floor, well-lit by three

windows to the front elevation. Heating is provided by a solid fuel "Pithers Studio No. 2" stove with a pumped water circuit to radiators. Ample power points are provided as well as fluorescent lighting. Forming a lean-to to this building on the farmyard side is an Aluminium framed **Greenhouse**, 19'6" x 6'6" max. with a thriving fruiting vine. Having convenient access off the farmyard is an open **Carport**, 13'4" x 13'3" of concrete block-work and corrugated iron construction, with a concreted floor. All of the front rooms enjoy a very pleasant outlook over the wild flower area bordering the stone driveway and there is an herbaceous border under the back-drop of a dry stone garden wall to one side. A five bar gate leads from this area to the part dry stone wall enclosed, well-tended and productive Kitchen Garden with various vegetable beds and thriving fruit bushes including Raspberries and Blackcurrants. To the immediate rear of the farmhouse is a part stone wall enclosed, virtually level garden mainly down to lawn with well-established herbaceous and Rose borders, this area being well sheltered by the buildings which border it on two sides. Attached to the rear of the Stone Barn is an useful **Lean-to Wood/Mower Store**, 28' x 8' approx.





A field gate leads from the garden, past a double stone **Pigscot** to a small Orchard area with various apple and pear trees.

THE LAND

comprises two principal enclosures, one being a permanent pasture field of just under 5 acres, which is of interesting, irregular shape enclosed by fences, shade and shelter for livestock being provided by various trees to the boundaries. A depression to the centre of this field may have potential for the creation of a feature wetland or pond. The other principal enclosure is an area of Broadleaf Woodland planted with a mixture of Oak, Ash, Aspen, Wild Cherry, Field Maple, Silver Birch and small leaf Limes. Access to this wood is via a field gate from the small orchard, this leading to a shady, central ride through the plantation which the owners established some years ago. The land is more fully described in the following schedule:



<u>O.S. Number.</u>	<u>Description.</u>	<u>Acreage.</u>
Part 1111	House, Yard, Gardens & Paddock.	Est. 1.080
Part 1110	Track & Verge.	Est. .014
1038	Orchard & Woodland.	.715
Part 1039	Pasture, Driveway and Garden	Est. 4.937
Part 1121/Part 1122	Young Mixed Broadleaf Plantation.	<u>Est. .840</u>



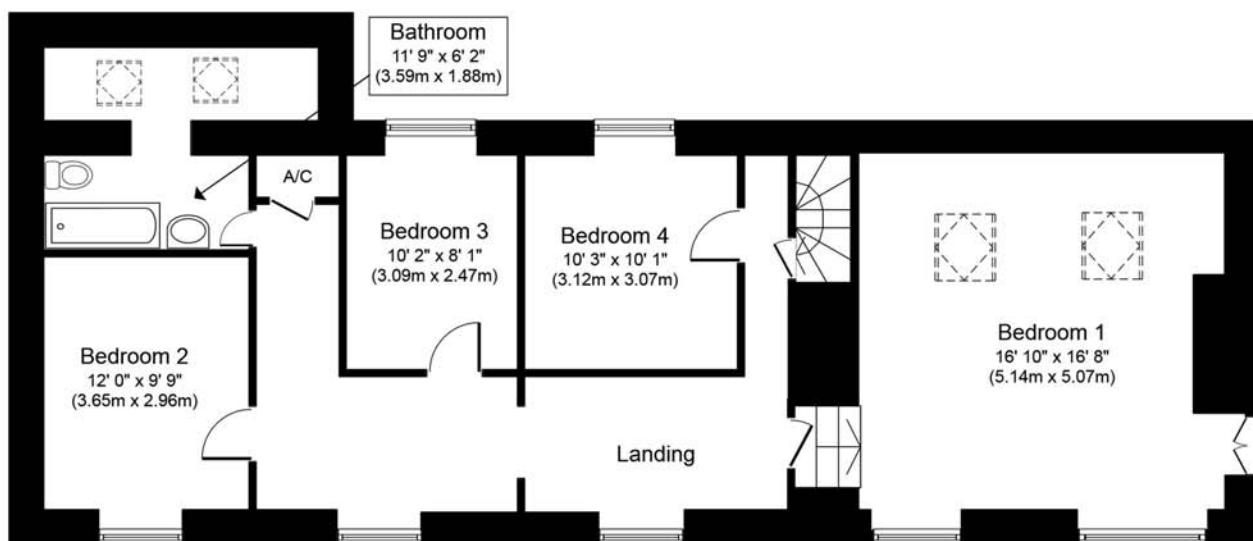
TOTAL Est. 7.586

SERVICES	Mains electricity is connected. Private water supply, a new borehole Supply is currently being commissioned. Drainage is to a Septic Tank and soak-away. Telephone (subject to British Telecom transfer regulations). None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.
RIGHTS OF WAY, EASEMENTS, WAY-LEAVES, ETC.	The property is sold subject to and with the benefit of any rights of way, easements, way-leaves, etc., which exist. In particular, it is understood, that electricity lines cross the land and a public footpath and bridleway traverse the land.
TENURE	Freehold.
OUTGOINGS	The property is assessed for Council Tax in band "G".
POSSESSION	Vacant Possession upon completion.
VIEWING	Strictly by appointment through the Sole Agents.
PRICE	Offers in the region of £595,000 are invited.

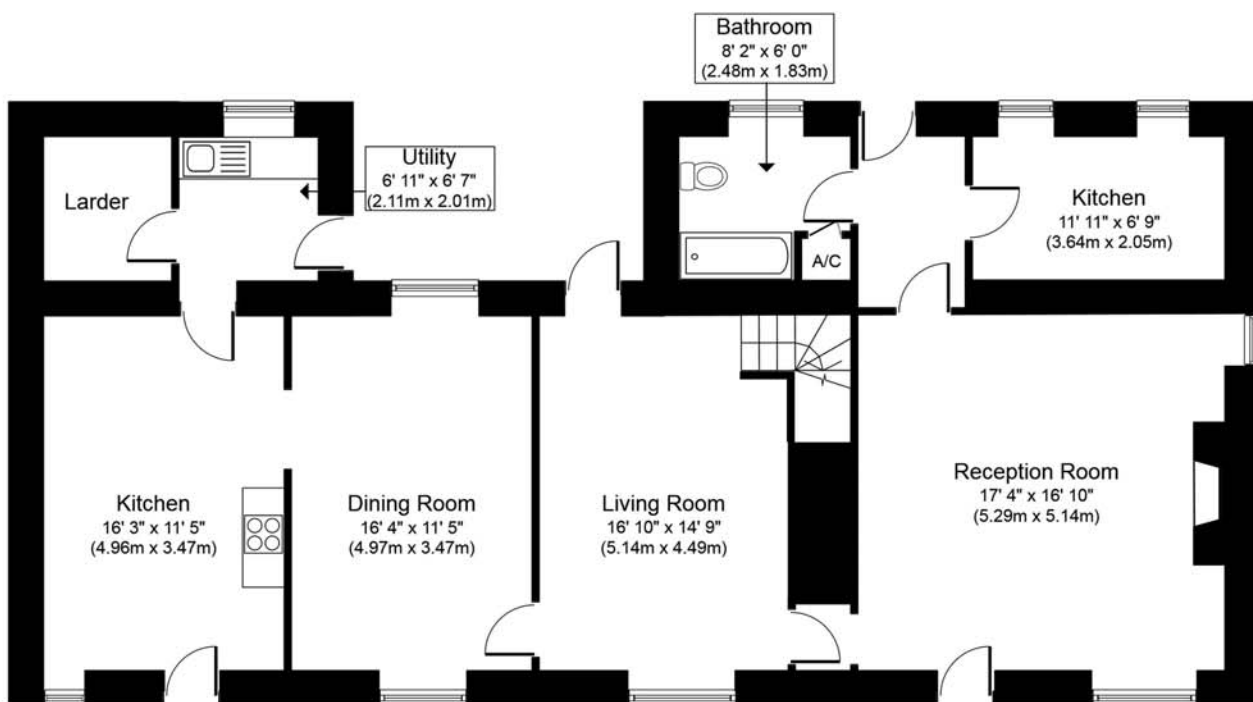


APPROACH	The postcode of the property is HR2 0JW and the property is best approached from the centre of the village of Michaelchurch Escley by proceeding in a south-easterly direction from the church towards Longtown. After approximately 300 yards, the lane entrance with a sign "The Old House" will be seen on one's right hand side. Proceed up the stone surfaced lane for a further 300 yards to the property.
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IMPORTANT NOTICE	Nigel Ward & Co. give notice to anyone reading these Particulars as follows:
a.	These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
b.	Any area measurements referred to are approximate only.
c.	The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
d.	The Plan is based upon the Ordnance Survey Maps, amended by the Agents and is produced for the convenience of purchasers only. It, the particulars of the property and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at law.



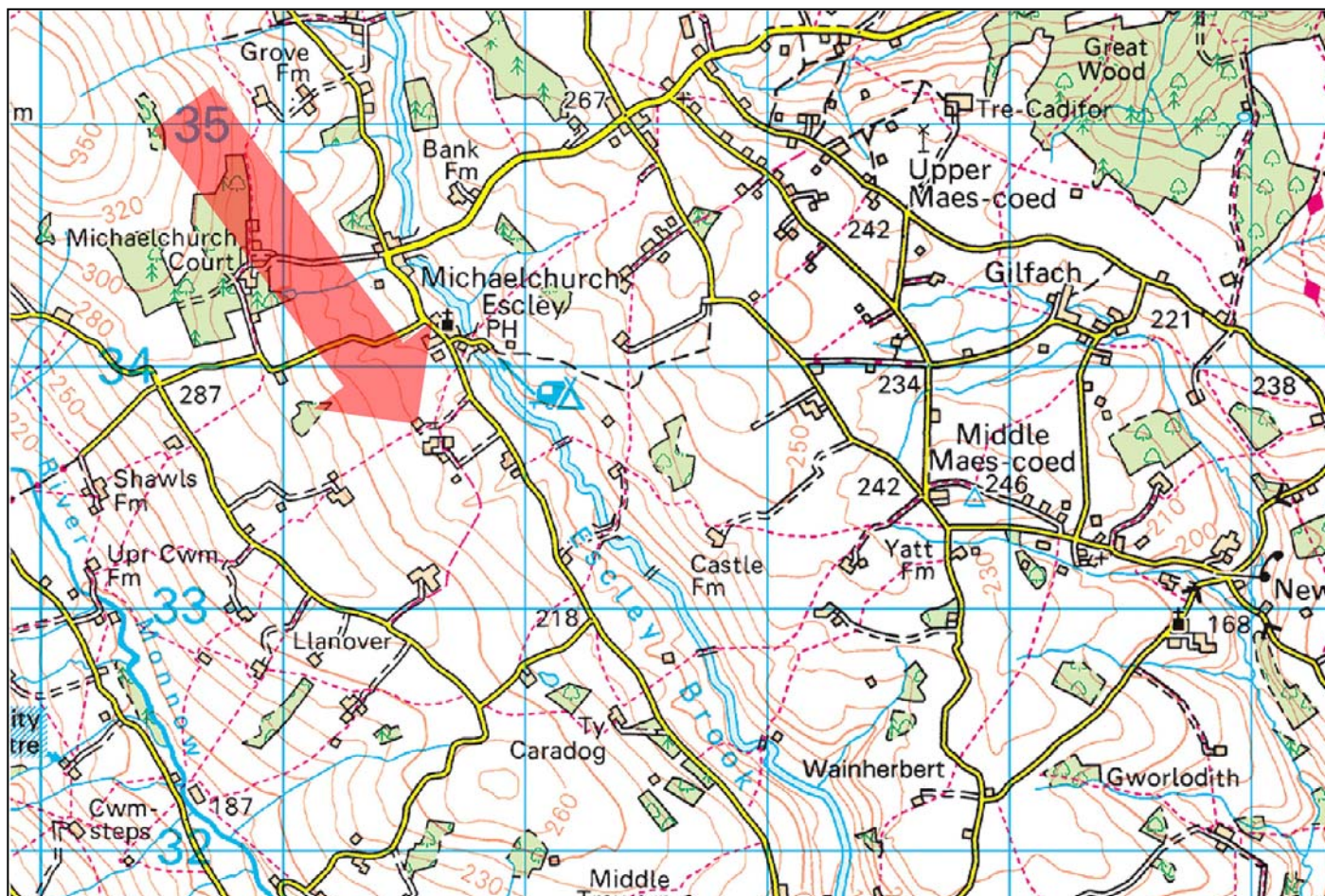
First Floor
Approximate Floor Area
1,109 sq. ft.
(103.0 sq. m.)



Ground Floor
Approximate Floor Area
1,432 sq. ft.
(133.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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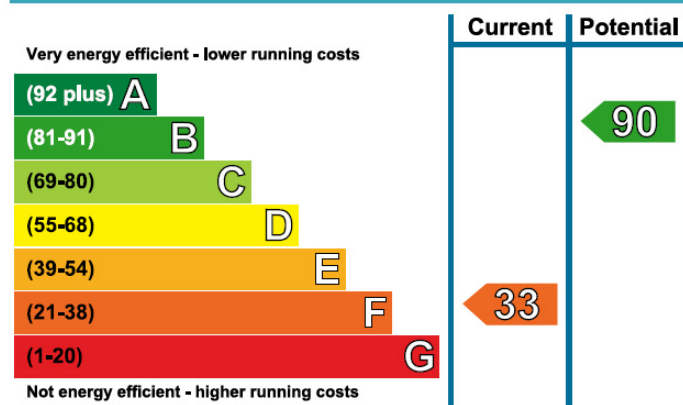


Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 351 over 3 years	
Heating	£ 10,233 over 3 years	£ 3,438 over 3 years	
Hot Water	£ 573 over 3 years	£ 342 over 3 years	
Totals	£ 11,151	£ 4,131	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency.

The higher the rating the lower your fuel bills are likely to be.

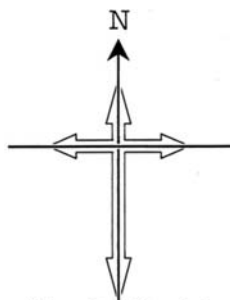
The potential rating shows the effect of undertaking the recommendations.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

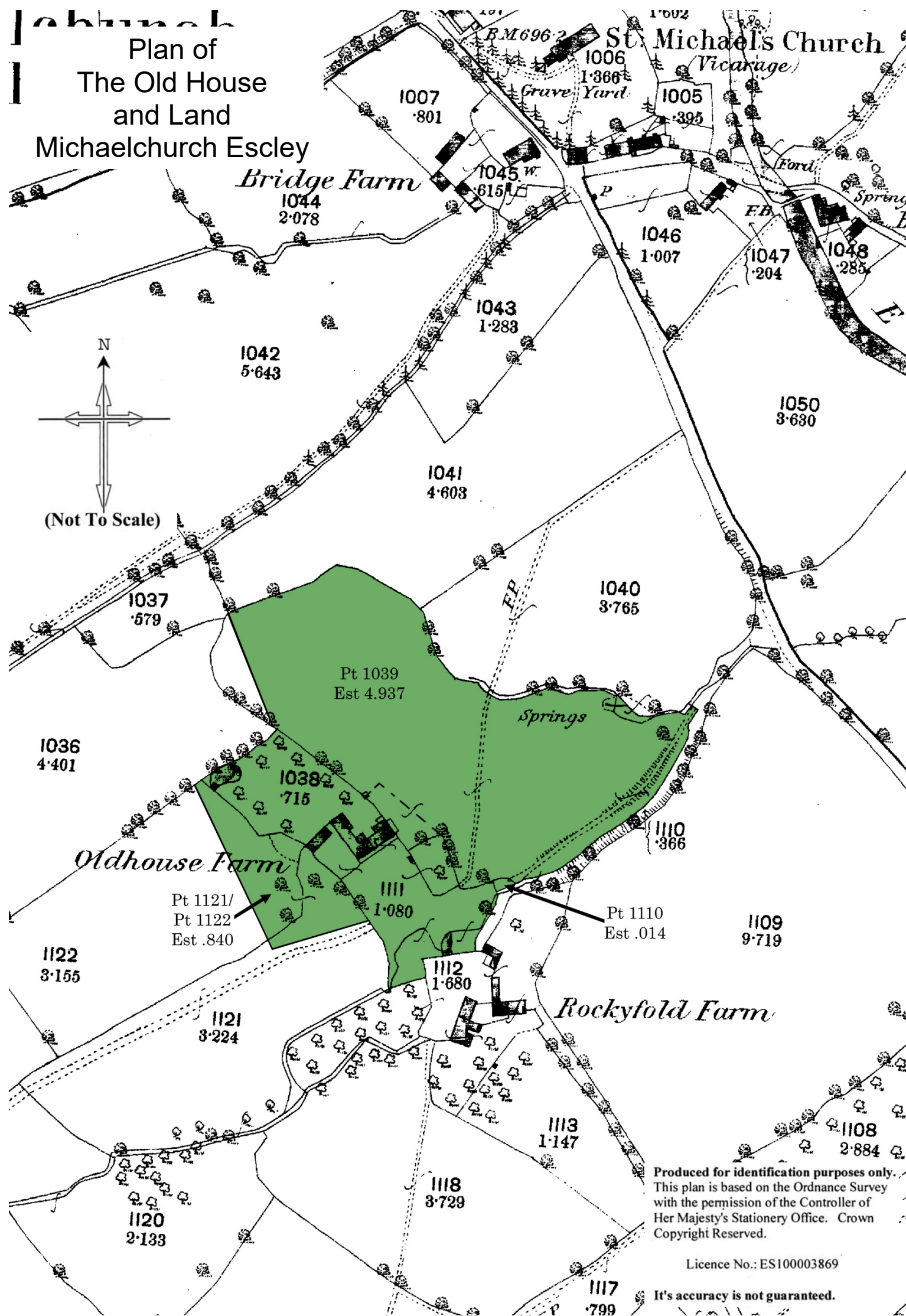
Plan of The Old House and Land Michaelchurch Escley

Bridge Farm

St. Michael's Church
(Vicarage)



(Not To Scale)



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