

LOWER BACHE FARMHOUSE

KIMBOLTON + HEREFORDSHIRE



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An interesting and historical house in need of some refurbishment in a small peaceful hamlet with fabulous views across a valley.

Drawing Room + Library/Study + Dining Room/Sitting Room
Kitchen + Old Dairy + Main Bedroom with Dressing Room
and Bathroom + Three further bedrooms each with ensuite
shower rooms and dressing rooms

One bedroomed annexe with sitting room and bathroom

Barn with workshop and ancillary buildings

Pretty garden

In all nearly an acre

Tenbury Wells 6 miles + Ludlow 12 miles + Leominster 4 miles
(All distances are approximate)

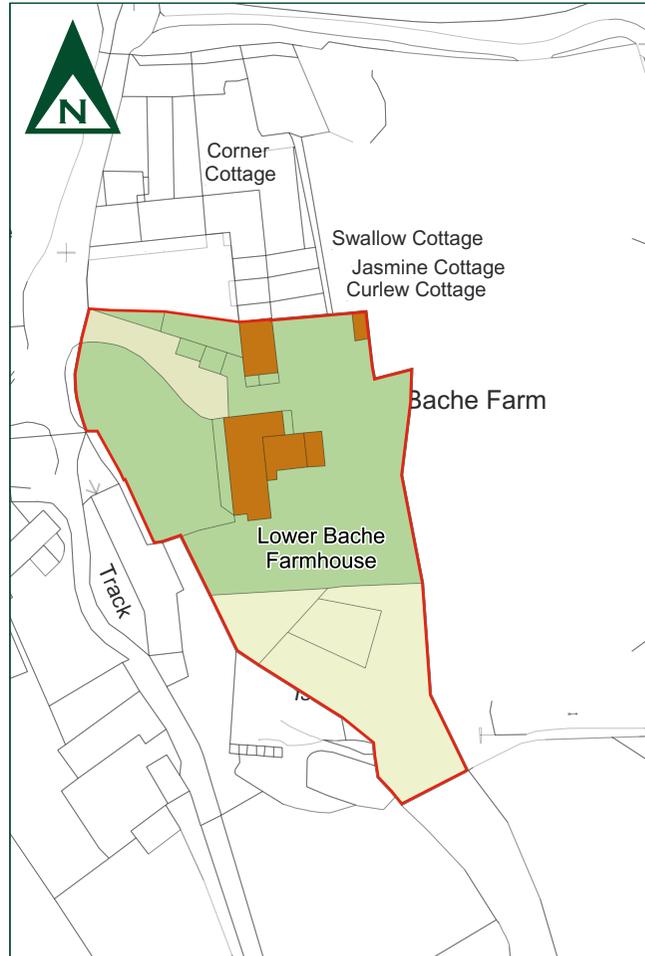
DIRECTIONS (HR6 0ER)

From Leominster take the A49 north. Just outside the town take the A4112 towards Tenbury Wells. About a mile beyond the village of Kimbolton, turn right, signed Bache. Turn left after about 500 yards, and the entrance to Lower Bache is on the right, just past the first houses in the hamlet.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







LOCATION

The village of Kimbolton has a very popular pub (The Stockton Cross Inn), a village hall and a Primary and Nursery School. Two miles to the east of the A49, it is very accessible to the market towns of Ludlow, Tenbury Wells and Leominster all of which provide a wide range of facilities. Stations are at Ludlow and Leominster.

FOR SALE

Lower Bache House with its 17th Century origins has been in the same ownership for over 30 years. The small hamlet of houses at Lower Bache are approached down a narrow country lane. The entrance to the house is gated. The front door opens into the magnificent Drawing Room with its enormous inglenook fireplace, main staircase and double-glazed French doors opening out into the garden. The Library, once the old kitchen with its small inglenook and bread oven, has fitted bookshelves along one wall. The Dining Room has within it, the cider mill and a glazed doors out on to the terrace which overlooks the garden and across the valley. In one corner there is a wood burning stove. Both the traditional Kitchen and Old Dairy still have many original features including some flagstone flooring. The rear lobby, beside which is the cloakroom, leads out to the courtyard.

On the first floor, the main bedroom has a Dressing Room and Bathroom. Off this landing is a connecting door to a further bedroom. Each of these three-bedroom suites has a small sitting room and shower room and the external door on the back landing goes out to the external stone staircase.

THE ANNEXE AND BARN

Directly opposite the back door is a self-contained annexe comprising a small sitting room, bedroom and bathroom. This adjoins the traditional barn and workshop and, along with its associated buildings, including the outside utility room and potting shed, provide exciting opportunities to develop or convert depending on individual requirements.



THE GARDENS

These attractive peaceful gardens surround the house on three sides. Beside the drive, a large willow shades a pretty pond. On the east side of the house, the terrace off the Dining Room enjoys superb views. This side of the garden is terraced and overlooks the valley and comprises various sections, including a raised vegetable garden, a former butterfly house, a pretty wildlife pond, lawns and a small orchard and chicken run.

SERVICES

Mains water and electricity. Private drainage. LPG central heating.

FIXTURES AND FITTINGS

Only those items mentioned in these sale particulars are included in the sale. Other items are specifically excluded but may be made available by separate negotiation.

VIEWING

Strictly by appointment with Bengough Property 01568 720159

Approximate Gross Internal Floor Area

House: 326.9 sq m / 3519 sq ft

Outbuildings: 141.7 sq m / 1525 sq ft

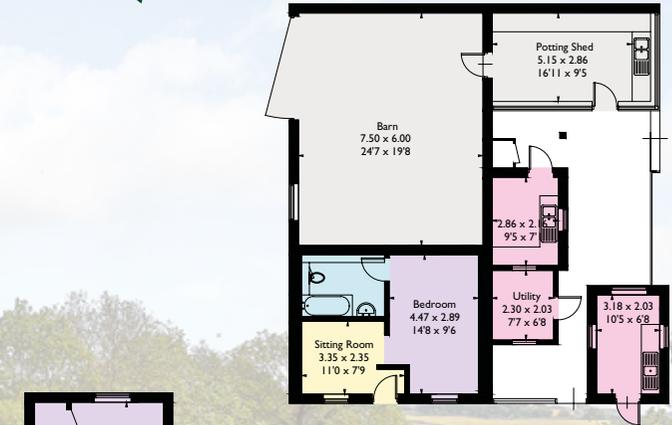
Total: 468.6 sq m / 5044 sq ft



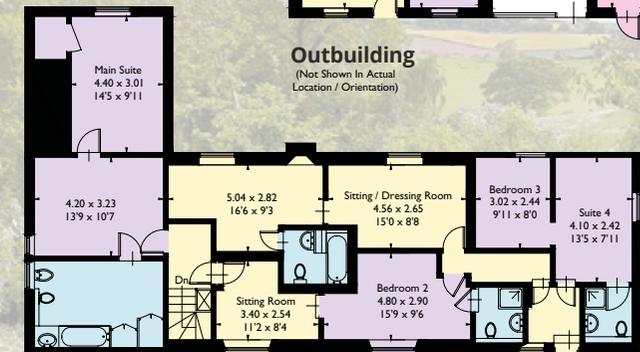
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



Outbuilding
(Not Shown in Actual Location / Orientation)



First Floor

Illustration for identification purposes only. Not to scale
Ref: 212069



01568 720159

Wall End Farm, Monkland
Leominster HR6 9DE

jonathan@bengoughproperty.com

bengoughproperty.com

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G	22	
Not energy efficient - higher running costs		