

CHURCH HOUSE FARM

Leysters, Herefordshire

£795,000



“A substantial property and a huge opportunity, rolled into one!”

As you approach Church House Farm you realise exactly how special this property is...

- Generous accommodation
- Mature gardens
- Land
- Beautiful, peaceful location
- Huge potential
- Renovation opportunity
- Includes barns
- 2,971 sq ft



The Area: A cluster of neighbours, a church and the neighbouring towns of Tenbury, Leominster and Ludlow are all you need to complete this perfect piece of countryside life.

With its original sweeping stone wall and gateways, owning a grand country home could be a dream come true. The main house is traditional and unspoilt with mountains of character and potential, situated amongst potential wrap-around gardens with impressive mature trees which define the property's age and elegance. A spectacular panoramic view comes courtesy of the 11 acres (TBV via vendor's solicitors) of grass lands which comes with this property. In addition, an array of spectacular wrap-around stone and brick barns all have all planning for conversion are included in the sale. These have separate access to the main residence.

Directions: In the village of Leysters, pass The Duke Of York on your right hand side and take the next right turning. Take the next left turn, signed for Leysters Church. After 500m, the entrance to Church House Farm can be found on the left hand side, opposite St Andrew's Church.

Method of Sale: This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements: The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

