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## TO LET



### Hall Farmhouse, Brampton Bryan, Bucknell, Herefordshire, SY7 0DH

**A newly renovated, 6-bedroom semi-detached property located in the heart of the picturesque village of Brampton Bryan, with off-road parking and a private garden**

**FEES:** Rent will be payable in advance together with a deposit, the equivalent to five week's rent unless otherwise agreed.

For further information on renting please visit:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/674299/How\\_to\\_Rent\\_Jan\\_18.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/674299/How_to_Rent_Jan_18.pdf)

## ACCOMODATION (All measurements are in metres and are approximate)

### Cellar

Vaulted cellars

### Ground Floor

|               |               |                                                                         |
|---------------|---------------|-------------------------------------------------------------------------|
| Entrance hall | 3.13m x 3.25m | Wood floorboards                                                        |
| Study         | 3.19m x 2.11m | Flagstone flooring                                                      |
| Utility room  | 5.53m x 2.35m | Vinyl floor covering with newly fitted units and sink                   |
| Downstairs WC | 0.91m x 1.58m | Vinyl floor covering, as well as a new WC and basin                     |
| Living room   | 5.14m x 5.09m | Wood floorboards with wood burning stove                                |
| Kitchen       | 5.15m x 5.23m | Newly fitted floor and wall units, range cooker, and LVT floor covering |

### 1<sup>st</sup> Floor

|              |               |                                                                      |
|--------------|---------------|----------------------------------------------------------------------|
| Bedroom 1    | 4.65m x 5.15m | Newly carpeted floor                                                 |
| Landing area | 3.71m x 5.16m | Wood floorboards                                                     |
| Bedroom 2    | 4.70m x 5.15m | Newly carpeted floor                                                 |
| Bedroom 3    | 3.40m x 3.67m | Newly carpeted floor                                                 |
| Ensuite      | 3.19m x 3.42m | Bath with shower over, WC and vanity unit, with vinyl floor covering |
| Bathroom     | 2.48m x 3.05m | Shower, bath, basin, and WC, with vinyl floor covering               |

### 2<sup>nd</sup> Floor

|           |               |                      |
|-----------|---------------|----------------------|
| Bedroom 4 | 5.37m x 4.80m | Newly carpeted floor |
| Bedroom 5 | 2.26m x 3.69m | Newly carpeted floor |
| Bedroom 6 | 5.39m x 4.81m | Newly carpeted floor |

## EXTERNAL

**Garden:** The property includes a large rear private garden

**Car Parking:** The property benefits from a large shared off-road parking area

**Storage:** Large garden store

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## SERVICES & OUTGOINGS

| Services                                                                  | Outgoings                                                                                                                                                                                  |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Water - Mains<br>Drainage – Mains<br>Electricity – Mains<br>Heating – Oil | Council Tax Band – F. £3,630.03 per annum payable in 2026/2027 financial year.<br><br>The tenant will be responsible for all outgoing including electricity, water charges, gas, oil, etc. |

## Internal Photographs



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## LOCATION

The property is located within the centre of the village of Brampton Bryan. Brampton Bryan has a range of facilities including hairdressers, gallery, book shop, and café. The larger village of Leintwardine is 3 miles away which has further facilities including pubs, a primary school, shops, and also a petrol station. Larger urban areas include: Knighton (5.5 miles), Ludlow (12 miles) and Leominster (14 miles).

## LOCAL AMENITIES AND TRANSPORT (all mileage is approximate)

|                                                                                  |                                                     |                                                                                   |                                                       |
|----------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------|
|  | <b>Bucknell</b> 1.5 miles<br><b>Ludlow</b> 11 miles |  | <b>Birmingham</b> 68 miles<br><b>Bristol</b> 94 miles |
|----------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------|

## SCHOOLS

|                                                              |                                                                     |
|--------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Primary</b><br>Bucknell 1.5 miles<br>Leintwardine 3 miles | <b>Secondary</b><br>Wigmore School 4 miles<br>Lucton School 9 miles |
| Moor Park - Nursery, Pre-prep & Prep School - 13 miles       |                                                                     |

## Directions

Travelling on the A1113 from Leintwardine west towards Knighton, enter the village of Brampton Bryan. The road will bend slightly round to the right and the entrance to Hall Farmhouse will be the first entrance on the left after the green. Hall Farmhouse is located to the right of Pound House with a shared parking area to the front

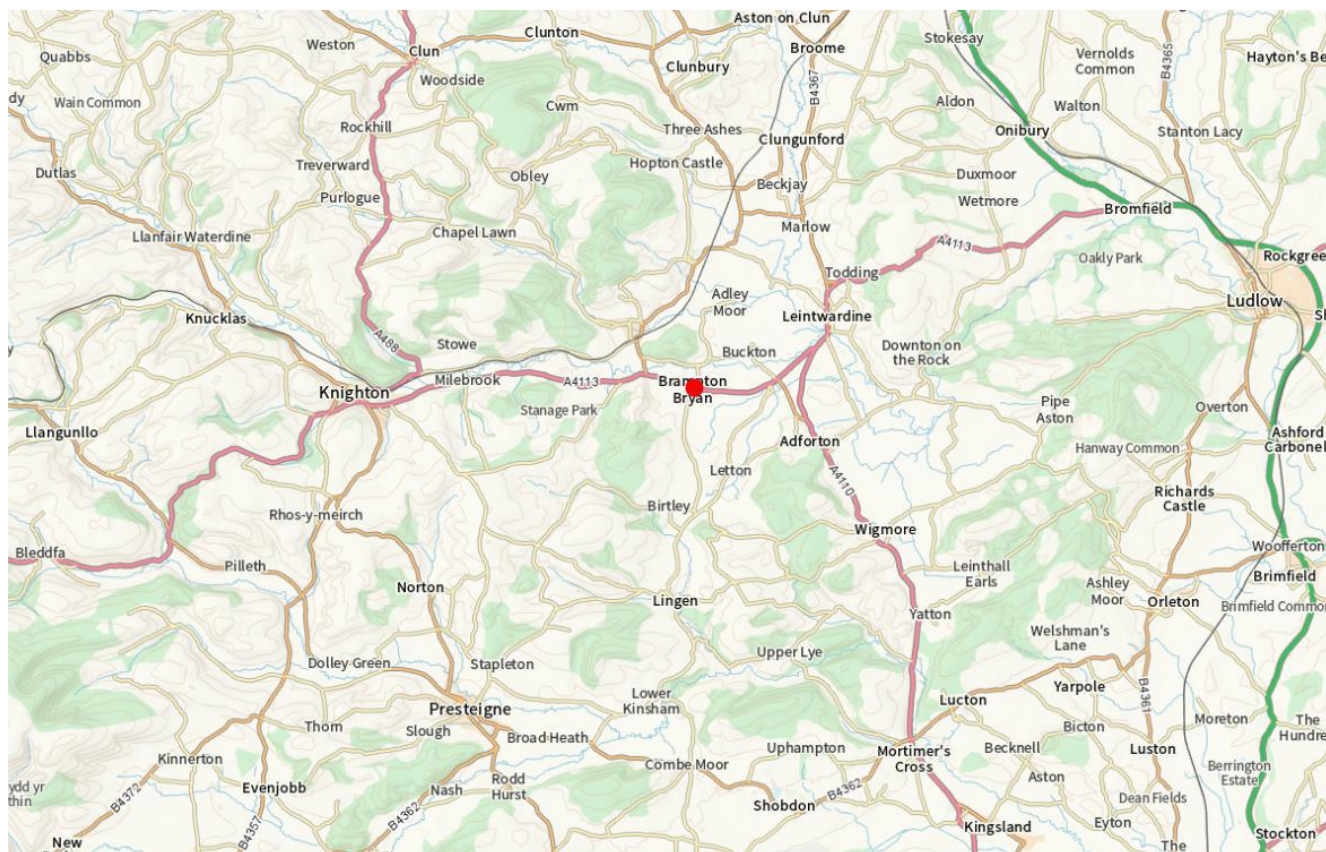
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## LOCATION MAP

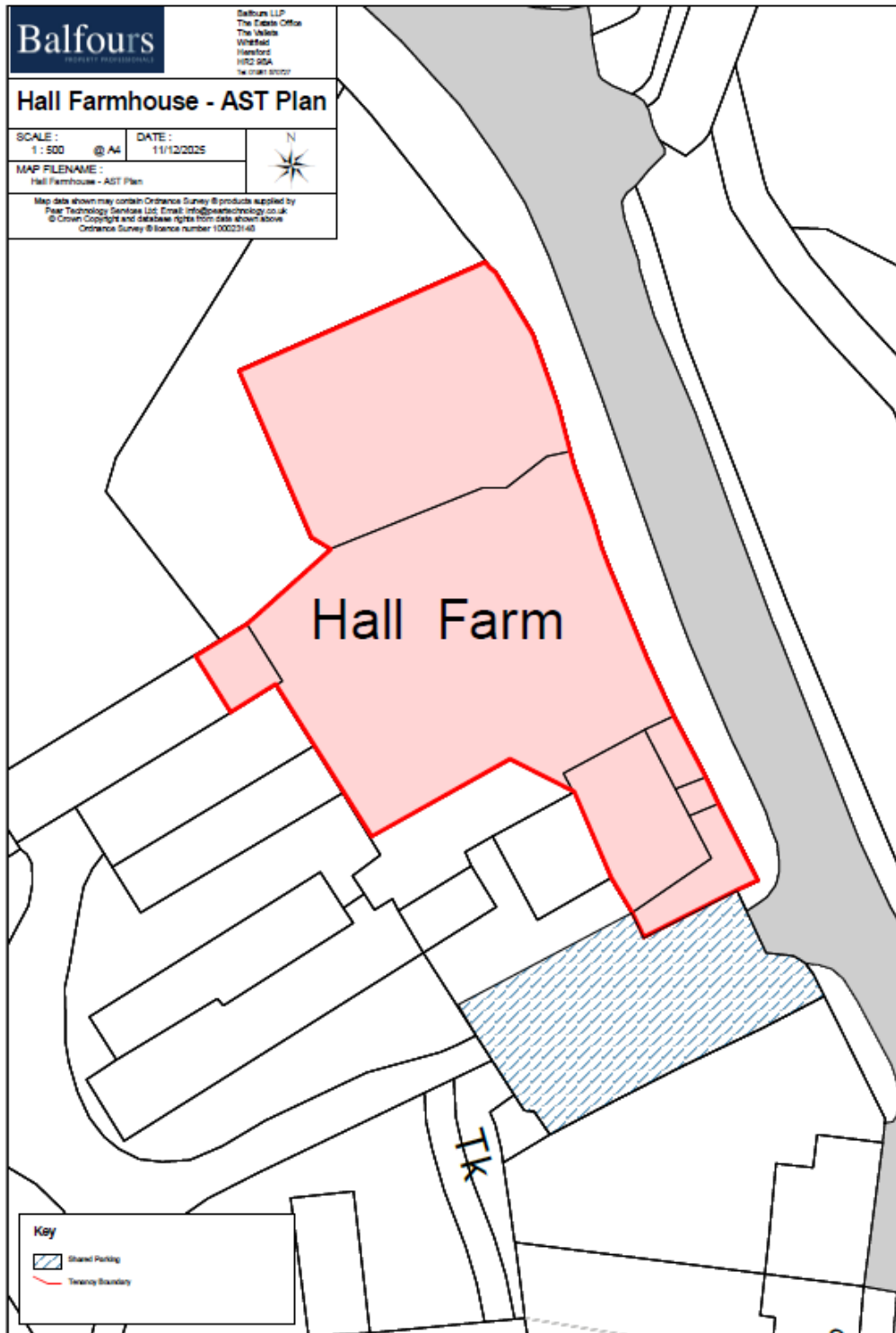


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## TENANCY PLAN



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## EPC RATING

|                                                    |                                 |                           |
|----------------------------------------------------|---------------------------------|---------------------------|
| Hall Farm<br>Brampton Bryan<br>BUCKNELL<br>SY7 0DH |                                 | Energy rating<br><b>D</b> |
| Valid until                                        | Certificate number              |                           |
| <b>12 November 2035</b>                            | <b>9300-2112-0590-2395-7555</b> |                           |

Property type Semi-detached house

Total floor area 289 square metres

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>74 C</b> |
| 55-68 | <b>D</b>      | <b>57 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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## Additional Pictures



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## HALL FARMHOUSE

### HEADS OF TERMS – SUBJECT TO CONTRACT

Hall Farmhouse is to be let unfurnished on an Assured Periodic Tenancy incorporating the following terms.

1. Rent – The rent is to be **£1,850.00** per calendar month payable monthly in advance by standing order.
2. Deposit – A deposit will be required of **£2,134.00** payable in advance, the deposit returnable at the end of the term subject to deductions for any loss or damage. The deposit will be held in the Tenancy Deposit Scheme.
3. Repairing Obligations – The landlord is responsible for all structural repairs to the property in accordance with the Housing Act 1985. The tenant is responsible for internal decorations and minor repairs, such as repairs to light switches, tap washers, glazing, sweeping of chimneys and pumping out of septic tank if applicable and cleaning of gutters.
4. Insurances – The landlord is responsible for the insurance of the building. The tenant is responsible for the insurance of their contents
5. Outgoings – The tenant will be responsible for all other outgoings to the property, including Council Tax, water rates, electricity, telephone, heating, fuel etc
6. Assignment and Sub-letting – The agreement incorporates a clause prohibiting assignment and sub-letting.
7. No animals or pets to be kept on the premises or any part of them except with the consent of the landlord.
8. Garden to be maintained in a neat and tidy condition.
9. No caravans or camper vans to be kept at the property

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