



## DUCHY *of* CORNWALL

WOODLANDS FARMHOUSE  
HAREWOOD END  
HEREFORDSHIRE HR2 8JS

To let on an Assured Shorthold Tenancy



Woodlands Farmhouse is a delightful four bedroom former farmhouse, situated on the Duchy of Cornwall's Harewood Park Estate. The house is in a secluded rural setting only minutes from the A49 between Ross-on-Wye and Hereford. With a lovely rural outlook this comfortable house has been finished to a high standard and has a garden, paddock, parking area and garage, with a barn available by separate negotiation.

Kitchen breakfast room, dining room, sitting room, downstairs wc, utility room, master bedroom with en-suite shower room, three further bedrooms, family bathroom

Rent: House - £1,450 per calendar month  
Barn - £50 per calendar month + VAT

Apply: The Duchy of Cornwall Office, New Barn, Dewesall, Hereford HR2 8DA.  
Telephone: 01432 356546 Fax: 01432 357935

Applicants are requested to make appointments to view and conduct negotiations through the Duchy of Cornwall. No responsibility can be accepted for any expense incurred through fruitless journeys. The Duchy of Cornwall gives notice that:

- i). The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii). All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- iii). No person in the employment of the Duchy of Cornwall has any authority to make or give any representation or warranty whatever in relation to this property.

## SITUATION

Woodlands Farmhouse is situated on the Duchy of Cornwall's Estate at Harewood End. Approached by a long private drive, the house is in a very secluded and quiet location with no near neighbours.

## DESCRIPTION

This attractive former farmhouse enjoys country views and has been finished to a high standard. It also has a garden, paddock extending to half an acre, parking area and garage, with a barn available separately.

## ACCOMMODATION

Dimensions are approximate and are given in metric measurements.

<b>Kitchen Breakfast Room</b>	<b>(7.1m x 2.8m)</b> with fitted cream wall and base units, oak flooring and space for a range cooker
<b>Dining Room</b>	<b>(4.6m x 3.65m)</b> with woodburner
<b>Living Room</b>	<b>(7.1m x 3.5m)</b> with woodburner, underfloor heating and French windows to the patio area
<b>Utility Room</b>	<b>(3.9m x 2m)</b> with fitted cream units, sink, space for washing machine and tumble drier
<b>Downstairs WC</b>	housing ground source heat pump which provides central heating
<b>First floor:</b>	
<b>Bedroom 1</b>	<b>(7.1m x 3.45m)</b> with en-suite shower room
<b>Bedroom 2</b>	<b>(5.2m x 2.65m)</b>
<b>Bedroom 3</b>	<b>(3.7m x 2.85m)</b>
<b>Bedroom 4</b>	<b>(3.25m x 2.85m)</b>
<b>Family Bathroom</b>	<b>(3.25m x 2.25m)</b> with white bathroom suite and walk-in shower

## OUTSIDE

The house is approached from a long drive with a gravel parking area and large garage building to the side of the house. The large garden is laid to grass with mature fruit trees. The fold yard opposite the house is available on a separate tenancy along with the barn, which has been partitioned to form a stable. The paddock to the rear of the property extends to approximately 0.5 acres.



## GENERAL REMARKS AND STIPULATIONS

**Directions:** From Hereford take the A49 Ross road. Just before the village of Harewood End, the entrance to Harewood Park is found on the left hand side. Follow the tarmac drive and after passing Home Farm follow the signs to Woodlands Farm, straight on up a concrete road. Follow the track until you reach the farm.

**Services:** Mains water and electricity, private drainage. Ground source heat pump provides heating.

**Council Tax Band:** D

## PROPOSED TERMS OF LETTING

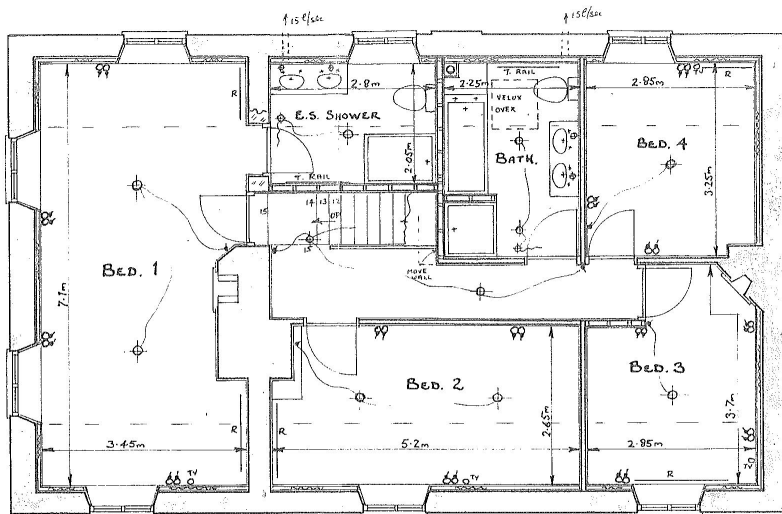
1. The property is offered on an Assured Shorthold Tenancy for a minimum period of one year.
2. The property is offered unfurnished.
3. **Use:** The property will be let for private residential use only. Applicants with dogs will be considered.
4. **The Garden:** The tenant will be expected to maintain the garden to a high standard.
5. **Tenancy Agreement:** The property will be let under an Assured Shorthold Tenancy Agreement, examples of which are available from the landlord's office. The tenant will be responsible for keeping internal decorations, fixtures and fittings in good condition, subject to fair wear and tear.
6. **Rent and Deposit:** The rent for the house is to be £1,450 per month payable monthly in advance by standing order or cheque. The landlord will retain a refundable deposit of £2,900 against damages and arrears of rent.
7. **Utilities:** The tenant will be responsible for paying Council Tax, telephone, electricity, water bills and for emptying the septic tank.
8. **Carpets:** The majority of the property is carpeted and the tenant will be responsible for keeping this in good, clean order.
9. **Decoration:** The landlord is responsible for all external decoration. The tenant will be responsible for maintaining the interior of the property. The landlord has no objection to wall colours being changed sympathetically by prior agreement.
10. **Insurance:** The landlord will insure the structure of the house.

## VIEWING

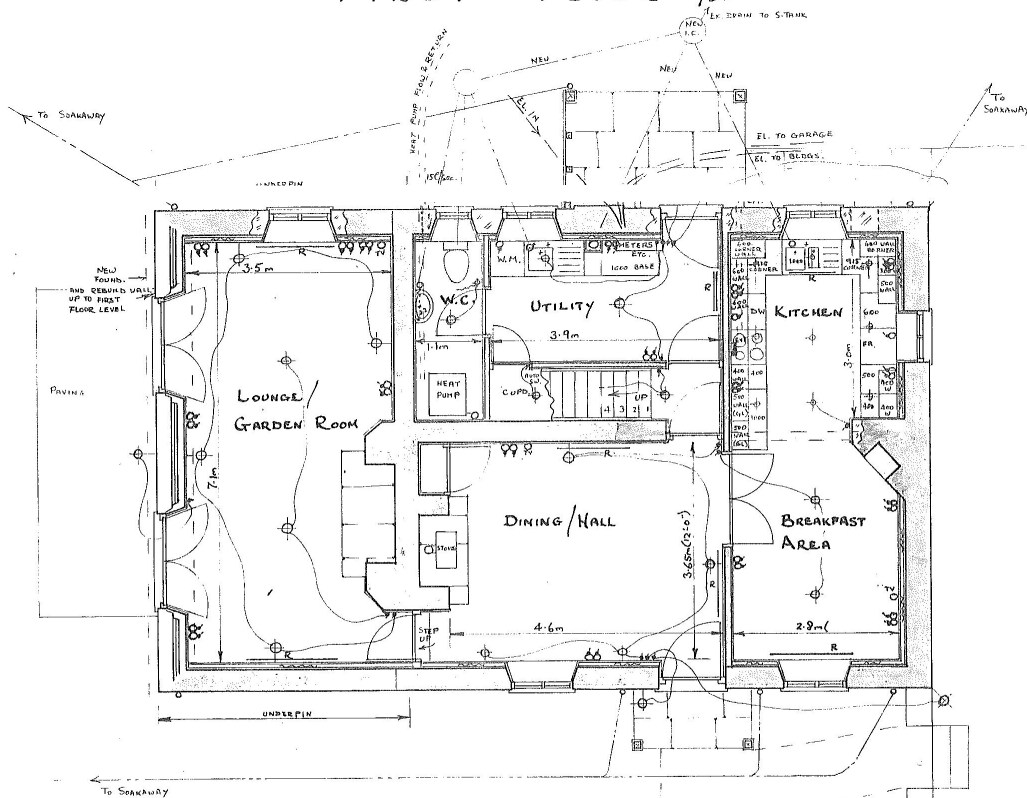
The property will be available for viewing, by appointment, through the landlord. Any prospective applicants wishing to view the property must make appointments to view beforehand.

## APPLICATIONS

If after viewing you wish to apply for the tenancy please complete the attached form and return it to The Duchy of Cornwall, New Barn, Dewesall, Hereford HR2 8DA. Two references will be required from the selected applicant and a credit check will be carried out.



FIRST FLOOR 1/50



GROUND FLOOR 1/50



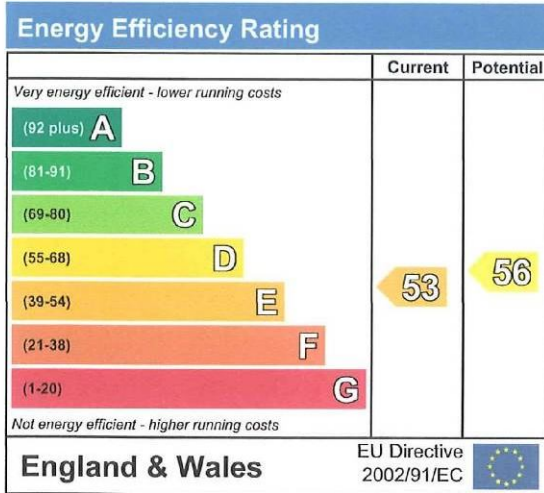
# Energy Performance Certificate



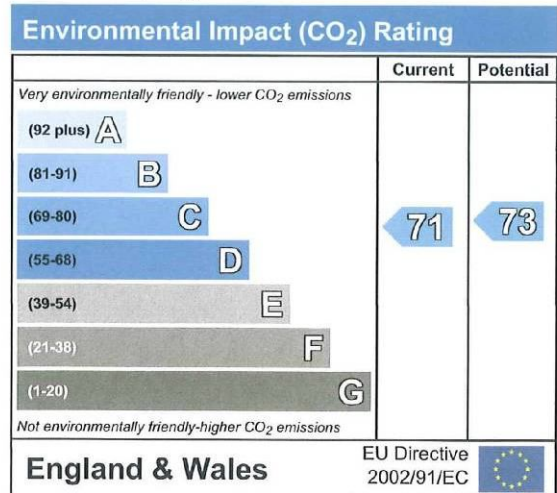
Woodlands Farm  
Harewood End  
HEREFORD  
HR2 8JS

Dwelling type: Detached house  
Date of assessment: 30 April 2010  
Date of certificate: 30 April 2010  
Reference number: 7108-2059-6224-7050-4960  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 172m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	194 kWh/m <sup>2</sup> per year	182 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.6 tonnes per year	4.4 tonnes per year
Lighting	£133 per year	£92 per year
Heating	£855 per year	£816 per year
Hot water	£347 per year	£347 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**CONFIDENTIAL**

**PROSPECTIVE TENANTS APPLICATION FORM  
WOODLANDS FARMHOUSE**

Tenant 1      Surname & Forename ..... Age .....

Tenant 2      Surname & Forename ..... Age .....

Dependents    Surname & Forename ..... Age .....

living at  
home

Surname & Forename ..... Age .....

Surname & Forename ..... Age .....

Present address .....

.....

Telephone no.....

Owned/rented/shared (**delete as appropriate**) If rented, (monthly) rent .....

Employed/Self Employed/Unemployed (**delete as appropriate**)

Occupation.....

Annual Salary £.....

Employers Name & Address.....

.....

.....

Names and addresses of referees:

1. Previous landlord or character referee .....

.....

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2. Character referee .....

.....

Details of any pets: .....

Other relevant information: Please state your preferred length of tenancy term