



DUCHY *of* CORNWALL

GARDENER'S COTTAGE, HAREWOOD PARK,
HAREWOOD END
HEREFORDSHIRE HR2 8JS

To let on an Assured Shorthold Tenancy



Gardener's Cottage is converted from the historic stable block at Harewood Park. The cottage is in an attractive courtyard setting only minutes from the A49 between Ross-on-Wye and Hereford. With a lovely rural outlook this comfortable cottage has been finished to a high standard and has a garden and parking area.

Kitchen/breakfast room, downstairs wc, sitting room with woodburner, two double bedrooms, family bathroom, box room

Rent: £850 per calendar month

Apply: The Duchy of Cornwall Office, New Barn, Dewesall, Hereford HR2 8DA.
Telephone: 01432 356546 E-mail: cibbs@duchyofcornwall.org

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

Gardener's Cottage is situated on the Duchy of Cornwall's Estate at Harewood End and has been converted from the grade II listed stable block at Harewood Park.

DESCRIPTION

This attractive character cottage enjoys country views and has been finished to a high standard. It also has a garden and parking area. Tenants are also able to make use of the communal walled garden and parkland on the estate.

ACCOMMODATION

Dimensions are approximate and are given in metric measurements.

Kitchen (5.5m x 4.2m) with fitted cream wall and base units, electric cooker point

Downstairs WC

Living Room (7m x 5.4m) with woodburner

**Stairs up to:
Bedroom 1** (5.5m x 5.4m) with exposed timbers and built in cupboard

Family bathroom with white bathroom suite and shower over bath

Bedroom 2 (5.5m x 2.8m)

Box Room





OUTSIDE

A plan is attached showing the cottage boundaries. The property is approached from a private road leading to a parking area. The cottage can be accessed through the main doors of the stable block into the courtyard which is communal space, or from outside the stable block.

The cottage has a split level garden, with a small area laid to grass and a larger area at a lower level.



Directions: A location plan is attached to these particulars. 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 signs to St Denis's Chapel. After passing the chapel, follow the track around to the left, the stable block is found on the left hand side.

Services: Mains water and electricity, private drainage. District wood pellet boiler provides heating.

Local Authority / Council Tax Band: Herefordshire Council. Council Tax Band C.

Plans: The attached plans have been published for convenience only and do not form part of any contract. The plans are copied from maps that may not be up to date. They are for identification purposes only and may not accurately represent buildings or other features.

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 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 is to be £850 per month payable monthly in advance by standing order or cheque. The landlord will retain a refundable deposit of £980 against damages and arrears of rent.
7. **Utilities:** The tenant will be responsible for paying Council Tax, telephone, water, electricity bills and the cost of heating which is metered within the property.
8. **Carpets:** The majority of the property is carpeted and the tenant will be responsible for keeping this in good, clean order.
9. **Chimneys and Guttering:** The tenant is responsible for sweeping the chimney and cleaning the gutters.
10. **Decoration:** The landlord is responsible for all external decoration works. 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.
11. **Insurance:** The landlord will insure the structure of the cottage.

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 to The Duchy of Cornwall, New Barn, Dewsall, Hereford HR2 8DA or cibbs@duchyofcornwall.org. Two references will be required from the selected applicant and a credit check will be carried out.

CONFIDENTIAL

**PROSPECTIVE TENANTS APPLICATION FORM
RE: GARDENER'S COTTAGE**

Tenant 1	Surname & Forename	Age
Tenant 2	Surname & Forename	Age
Dependants living at home	Surname & Forename	Age
	Surname & Forename	Age

Present address

.....

Telephone no..... E-mail.....

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

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

Occupation.....

Gross salary £

Employers Name & Address.....

.....

.....

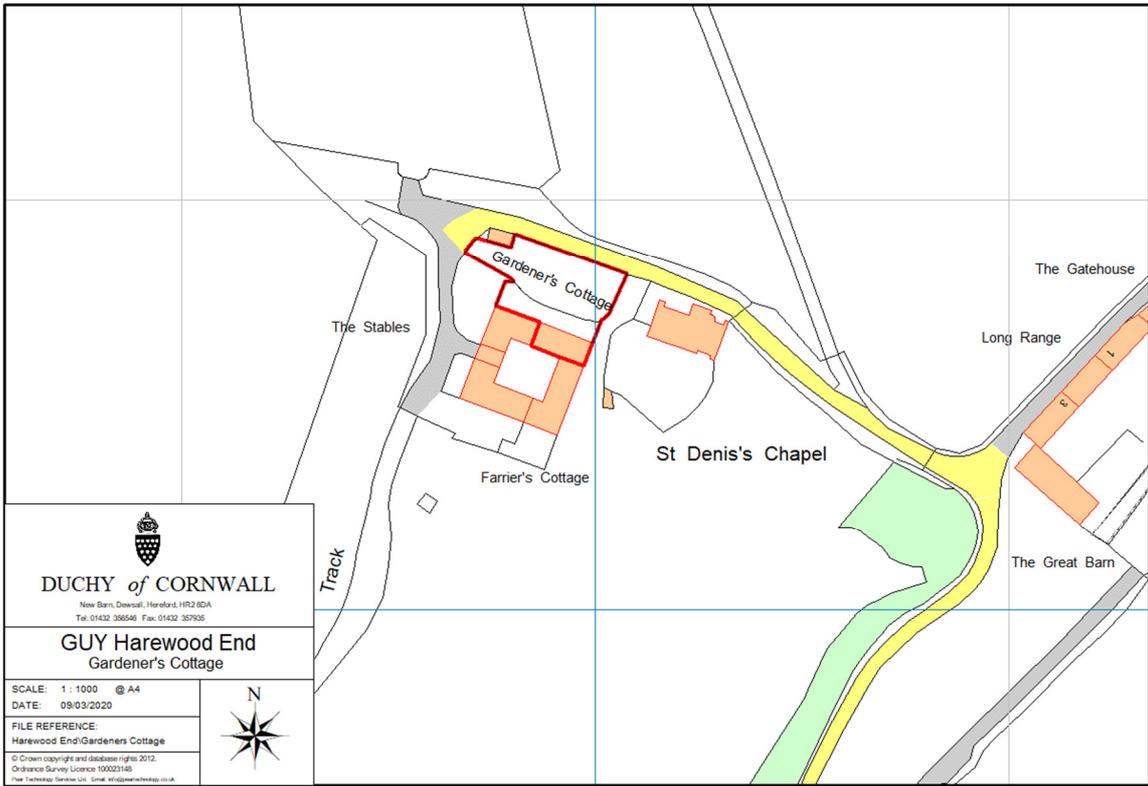
Names, addresses and e-mail addresses of referees:

1. Previous landlord or character referee:
2. Character referee:

Details of Bank/Building Society:

Details of any pets:

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




DUCHY of CORNWALL
New Barn, Dewell, Hereford, HR2 8DA
 Tel: 01432 385548 Fax: 01432 357626

GUY Harewood End
Gardener's Cottage

SCALE: 1 : 1000 @ A4
 DATE: 09/03/2020

FILE REFERENCE:
 Harewood End/Gardener's Cottage

© Crown copyright and database rights 2012.
 Ordnance Survey Licence 100023148
 The Partnership between ULS, Dorset and Cornwall Heritage Trust Ltd.



Energy Performance Certificate



Gardeners Cottage
Harewood Park
Harewood End
HEREFORD
HR2 8JS

Dwelling type: Mid-terrace house
Date of assessment: 16 February 2009
Date of certificate: 16 February 2009
Reference number: 9288-0001-6262-5771-9060
Total floor area: 140 m²

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 (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	194 kWh/m ² per year	194 kWh/m ² per year
Carbon dioxide emissions	0.9 tonnes per year	0.9 tonnes per year
Lighting	£70 per year	£70 per year
Heating	£572 per year	£572 per year
Hot water	£159 per year	£159 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

