DUCHY *of* CORNWALL

KITCHENERS COTTAGE
HAREWOOD END, HEREFORDSHIRE
HR2 8JS

To let on an Assured Shorthold Tenancy

Kitcheners Cottage is a detached cottage situated on the Duchy of Cornwall's Harewood End Estate. It is in a quiet location, within minutes of the A49 between Ross on Wye and Hereford. Set in idyllic rural surroundings, the property has a garden, parking and double carport.

Kitchen, two large reception rooms, downstairs bedroom/study, downstairs WC, 2 bedrooms, family bathroom

Rent: £1,100 per calendar month unfurnished

Apply: The Duchy of Cornwall Office, New Barn, Dewsall, Hereford HR2 8DA.
Telephone: 01432 356546 email: epryce@duchyofcornwall.org
www.duchyofcornwall.org/lettings-and-sales

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 AND DESCRIPTION

Kitcheners Cottage is a good sized detached house situated in a rural location on the Duchy of Cornwall's Harewood End Estate. This attractive cottage enjoys country views and has been finished to a high standard. It also has a garden, parking area and double carport.

ACCOMMODATION

Kitchen	with fitted cream wall and base units, with wood effect worktops, stainless steel sink, plumbing and space for fridge and dishwasher, space for a hob and oven, quarry tiled floor
Dining Room	with woodburner, quarry tiled flooring
Living Room	with woodburner, wooden flooring
Bedroom 1/Study	with wooden flooring
Downstairs WC	with wash hand basin and WC
First Floor:	
Bedroom 2	double bedroom with beige carpet
Bedroom 3	double bedroom with beige carpet
Bathroom	with white bathroom suite, electric shower over bath, WC and wash hand basin

OUTSIDE

A plan is attached showing the boundaries. The house is approached from a private road off the A49 leading to the Harewood End Estate. The property is situated on the Home Farm section and there is a garden, timber shed, parking and a double carport.

PHOTOGRAPHS

GENERAL REMARKS AND STIPULATIONS

Directions: A location plan is attached to these particulars. From Hereford take the A49 Ross road. Continue on this road through the village of Harewood End then turn left for Harewood End Estate. Take the right turning to the Home section of the Estate and the cottage is on the left hand side with parking.

Services: Mains water and electricity, private drainage. Oil fired central heating.

Council Tax Band: E

EPC: E

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 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 is to be £1,100 per month payable monthly in advance by standing order or cheque. The landlord will retain a refundable deposit of £1,260 against damages and arrears of rent.
7. **Utilities:** The tenant will be responsible for paying Council Tax, telephone, water, electricity bills and oil.
8. **Carpets:** Part 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 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.
10. **Insurance:** The landlord will insure the structure of the building.

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 epryce@duchyofcornwall.org. Two references will be required from the selected applicant and a credit check will be carried out.

If you wish to make an appointment to view please contact Emma Pryce on 07384 527493 or epryce@duchyofcornwall.org.

CONFIDENTIAL

PROSPECTIVE TENANTS APPLICATION FORM
KITCHENERS COTTAGE

Tenant 1	Surname & Forename ……	Age …….
Tenant 2	Surname & Forename ……	Age …….
Dependents living at home	Surname & Forename ……	Age …….
	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 …….

…….

2. Character referee …….

…….

Details of any pets: ……..

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

DUCHY *of* CORNWALL

New Barn, Dewsall, Hereford, HR2 8DA
Tel: 01432 356546 Fax: 01432 357935

GUY Harewood End
Home Farm

SCALE: 1 : 1250 @ A4
DATE: 06/07/2020

FILE REFERENCE:
Harewood End\Home Farm

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Peer Technology Services Ltd. Email: info@peertechnology.co.uk

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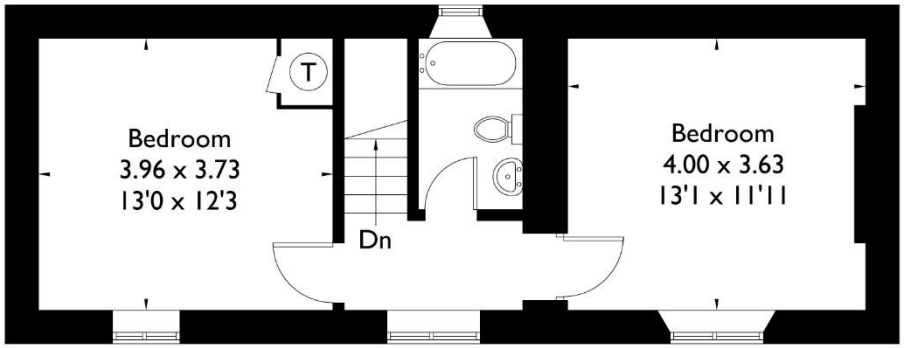
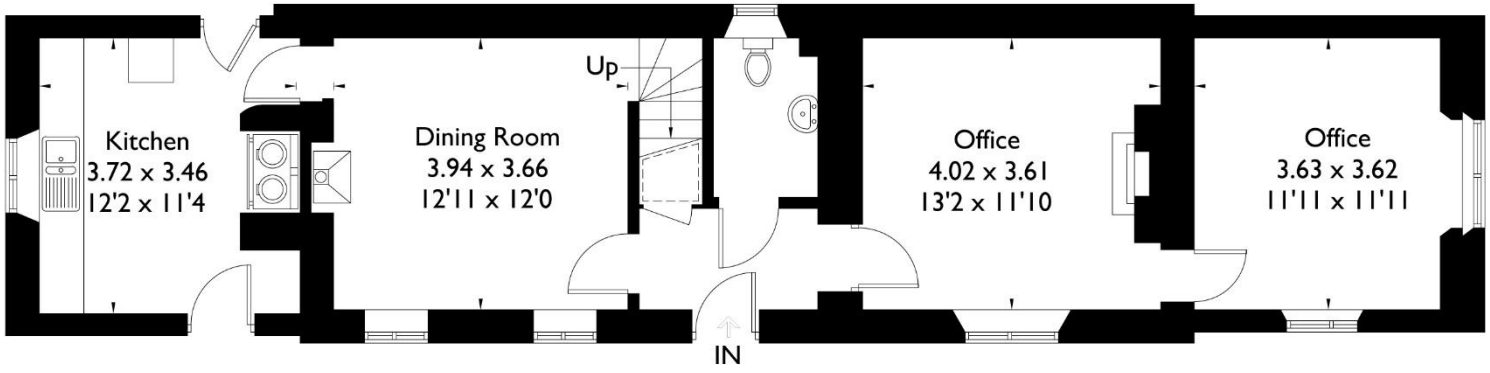
Kitchener's Cottage, Harewood End, Herefordshire, HR2 8JS

Approximate Gross Internal Area = 110.9 sq m / 1194 sq ft

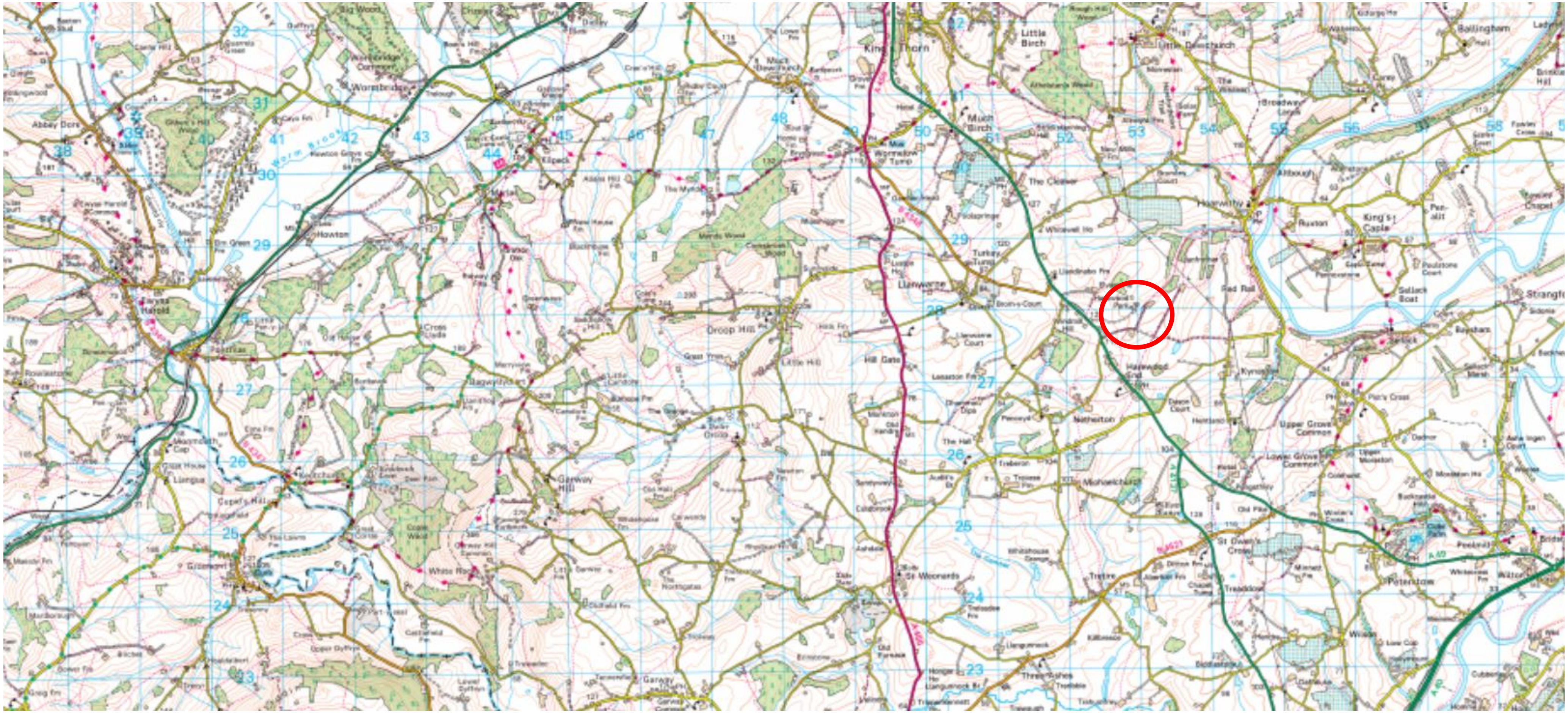


First Floor



Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 197308
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.


Big Wood
Wormbridge Common
Wormbridge
Abbey Dore
Ewyas Harold
Pontrilas
Howton
Kilpeck
Worm Brook
Much Dewchurch
Kings Thorn
Little Birch
Much Birch
Wormelow Tump
Little Dewchurch
Hoarwithy
King's Caple
Ballingham
Strangford
Sellack Boat
Sellack
Red Rail
Llanwarne
Droop Hill
Little Hill
Hill Gate
Garway Hill
Garway
Kentchurch
Grosmont
Llangua
Monmouth Cap
Cross Lleda
Bagwyllydiart
Pict's Cross
Upper Grove Common
Lower Grove Common
Michaelchurch
Netherton
Harewood End
Kynaston
St Owen's Cross
Tretire
Treaddow
St Weonards
Three Ashes
Peterstow
Wilton
Wilton
Llangunnock
Bridstow
Old Pike
Treberon
Dason Court
Coles Tump
Turkey Tump
Ruxton
White Rocks
Coppa Wood
Upper Dyffryn
Garway Common
Orcop
Old Forge
Llanwarne Court
The Cleaver