



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: £1,600 per calendar month

Apply: The Duchy of Cornwall Office, New Barn, Dewsall, Hereford HR2 8DA.
Telephone: 01432 356546 or email epryce@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

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.

Kitchen Breakfast Room (7.1m x 2.8m) with fitted cream wall and base units, oak flooring and space for a range cooker

Dining Room (4.6m x 3.65m) with woodburner

Living Room (7.1m x 3.5m) with woodburner, underfloor heating and French windows to the patio area

Utility Room (3.9m x 2m) with fitted cream units, sink, space for washing machine and tumble drier

Downstairs WC housing ground source heat pump which provides central heating

First floor:

Bedroom 1 (7.1m x 3.45m) with en-suite shower room

Bedroom 2 (5.2m x 2.65m)

Bedroom 3 (3.7m x 2.85m)

Bedroom 4 (3.25m x 2.85m)

Family Bathroom (3.25m x 2.25m) 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. 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

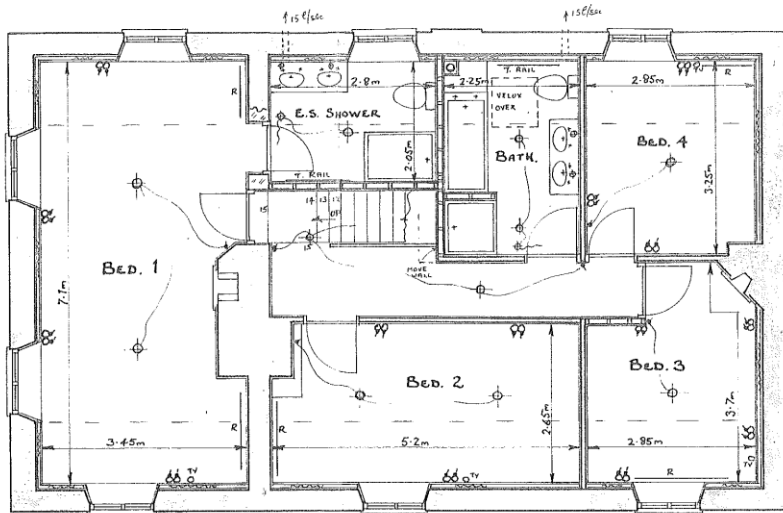
1. The property is offered on an Assured Shorthold Tenancy for a minimum period of one year.
2. The property is offered unfurnished.
3. **Use:** The property will be let for private residential use only. Applicants with dogs will be considered.
4. **The Garden:** The tenant will be expected to maintain 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 £1,600 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

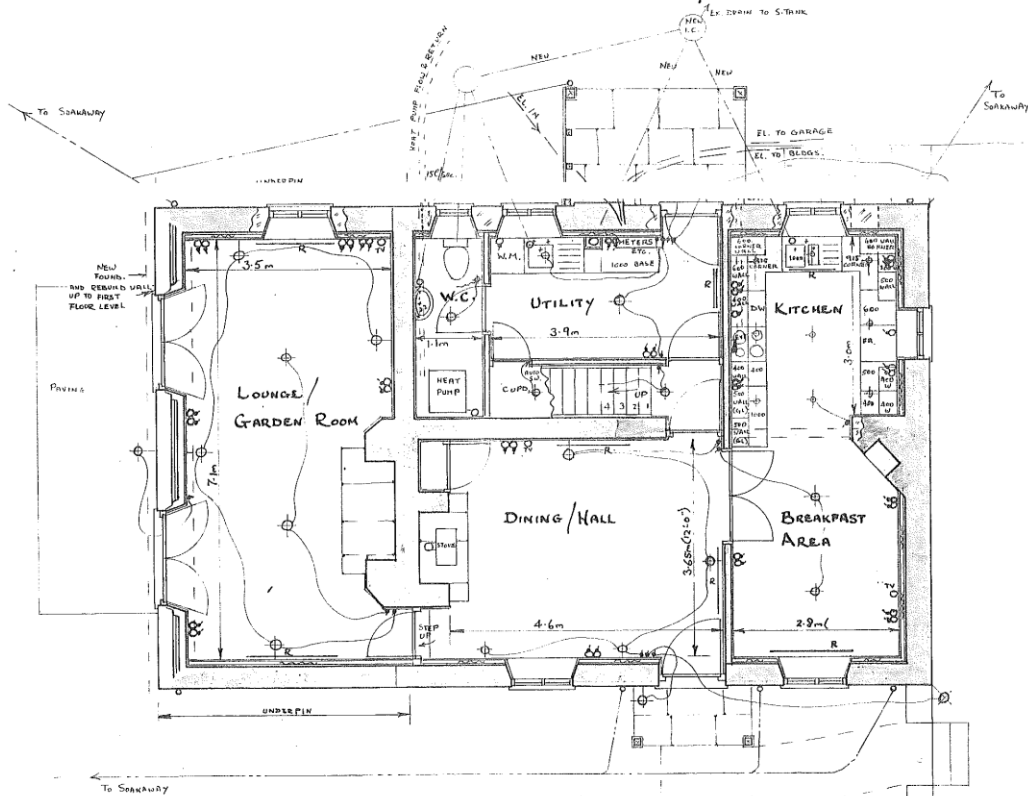
The property will be available for viewing, by appointment, through the landlord. Any prospective applicants wishing to view the property must make appointments to view beforehand. A **viewing day** is to take place, please enquire regarding the date of this and arrange for a convenient time.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

CONFIDENTIAL

**PROSPECTIVE TENANTS APPLICATION FORM
WOODLANDS FARMHOUSE**

Tenant 1 Surname & Forename Age

Tenant 2 Surname & Forename Age

Dependants 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

.....

.

2. Character referee

.....

Details of any pets:

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