



## 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 on the Harewood End Estate. 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

Rent: £1,000 per calendar month  
**Available from August 2022**

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

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 with underfloor heating. 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/Dining** (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)



## 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.

Storage units are available within the adjacent stable block via separate negotiation and on a separate tenancy.



Score	Energy rating	Current	Potential
92+	A		99   A
81-91	B		
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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. Service charges are recharged ½ yearly.

**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**

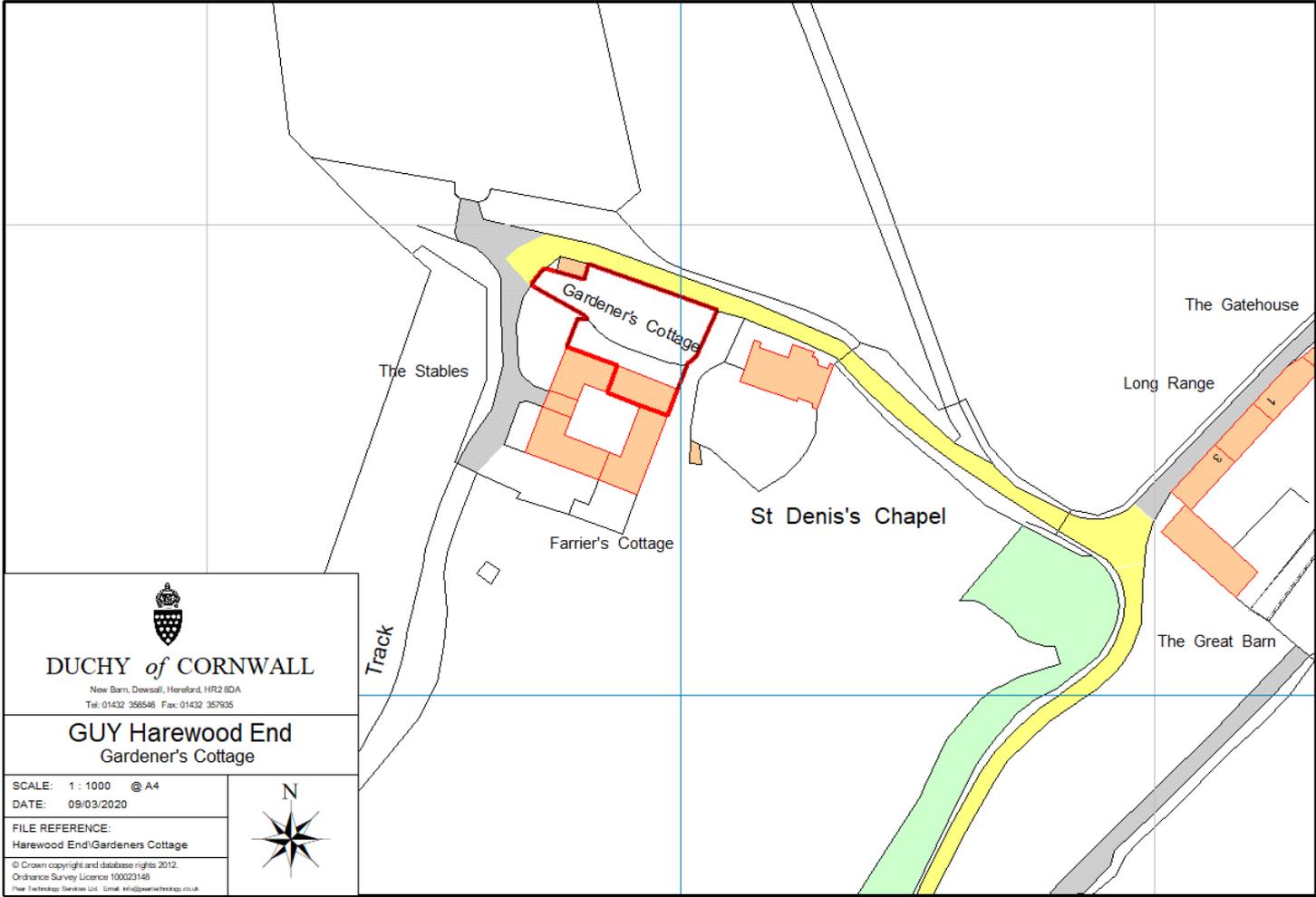
1. The property is offered on an Assured Shorthold Tenancy for a minimum period of one year.
2. The property is unfurnished.
3. **Use:** The property will be let for private residential use only. Applicants with dogs will be considered.
4. **The Garden:** The tenant will be expected to maintain the garden 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 £1,000 per month payable monthly in advance by standing order or cheque. The landlord will retain a refundable deposit of £1,100 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. Depending on demand, there may be a viewing day arranged.

### **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 [epryce@duchyofcornwall.org](mailto:epryce@duchyofcornwall.org). Two references will be required from the selected applicant and a credit check will be carried out.



**DUCHY of CORNWALL**

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

**GUY Harewood End**  
Gardener's Cottage

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

FILE REFERENCE:  
Harewood End/Gardeners Cottage

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