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The Mill, Kenchester, Herefordshire, HR4 7QJ

A unique opportunity to acquire an impressive 18th Century, red brick, former Water Mill which is set in a wonderful rural location, just to the west of the City of Hereford.

£750,000 (Freehold)

Residential Property Sales

The Mill, Kenchester, Herefordshire, HR4 7QJ

LOCATION

Kenchester is located about two miles west of the outskirts of the Cathedral city of Hereford and is a rural but convenient hamlet. Close by are the centres of Credenhill, which offers a range of amenities, and Bishopstone. The Mill is located at the end of a country lane and lies adjacent, in the main, to open countryside. The city of Hereford as a whole offers a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The Mill is an early 18th century residence, the main structure in three distinct parts includes the residence, the housing of The Water Mill structure and a two storey barn-like structure. The property offers scope for conversion and development, subject to the obtaining of the necessary Local Authority consents. Set in extensive, established grounds which extend to about two acres the property in more detail comprises;

ON THE GROUND FLOOR:

Entrance Conservatory

2.44m (8') x 3.15m (10'4)

Irregular in plan and with glazed elevations off a brick base with triplex roof over. Feature tiled floor, a pair of entrance doors and with a door to;

Sitting Room

5.05m (16'7) x 4.06m (13'4)

With exposed ceiling and wall timbers, double glazed window, two radiators, exposed wooden floorboards, glazed panel to the kitchen, brick arch fireplace with wood burning stove, opening to inner hall, door to kitchen and with an opening to;



Dining Room

5.05m (16'7) x 3.61m (11'10)

With double glazed windows to two aspects, wealth of exposed ceiling timbers, two radiators, exposed floorboards, cast iron fireplace and with a door to;



Potential Study

3.81m (12'6) x 1.83m (6')

With a double glazed window, radiator and exposed floor boards.

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Kitchen/Breakfast Room

5.03m (16'6) x 3.45m (11'4)

With a double glazed window to the front and fitted with base cupboards and drawer units with wooden working surfaces over, upstand and eye level cabinets. Floor mounted oil fired boiler providing central heating and domestic hot water, butlers type sink unit, plumbing for dishwasher, tiled floor and with opening to a;



Utility Lobby

1.68m (5'6) x 1.12m (3'8)

With a double glazed window to the front and having plumbing for washing machine. Tiled floor. With a window to the viewing platform of the WATER MILL.

Rear Lobby

4.78m (15'8) x 2.67m (8'9)

With a return stairway with a double glazed window to the first floor, radiator, door to outside, door to bathroom and arched opening to;

Lobby

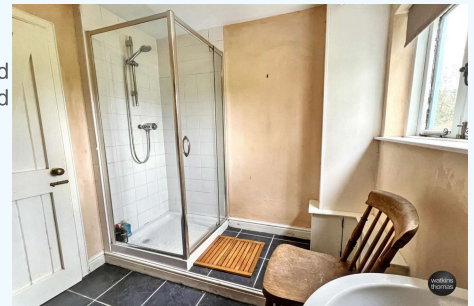
2.08m (6'10) x 1.78m (5'10)

With a double glazed window to the rear.

Shower Room

2.39m (7'10) x 2.11m (6'11)

With tiled shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash basin. Double glazed window to the rear and ladder type radiator. Tiled floor.



ON THE FIRST FLOOR:

Landing

4.37m (14'4) x 3.76m (12'4) (maximum)

Spacious landing, access hatch to loft space and with doors to an airing cupboard with hot water cylinder, further store cupboard and doors to bedrooms two, three, the bathroom and;

The Principal Bedroom

4.17m (13'8) x 5.11m (16'9)

With wealth of exposed ceiling and wall timbers, velux type roof light, further high level double glazed window, radiators and door to;



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Bedroom 4

5.13m (16'10") x 3.66m (12')

With substantial ceiling timber, exposed wall timbers, double glazed window overlooking the gardens and a further high level window. Two radiators.



Bedroom 2

5.08m (16'8") x 3.53m (11'7")

With a double glazed window to the rear, further double glazed window to the front, part with exposed brickwork and with a potential opening to the barn area. Radiator.

Bedroom 3

3.61m (11'10") x 2.74m (9')

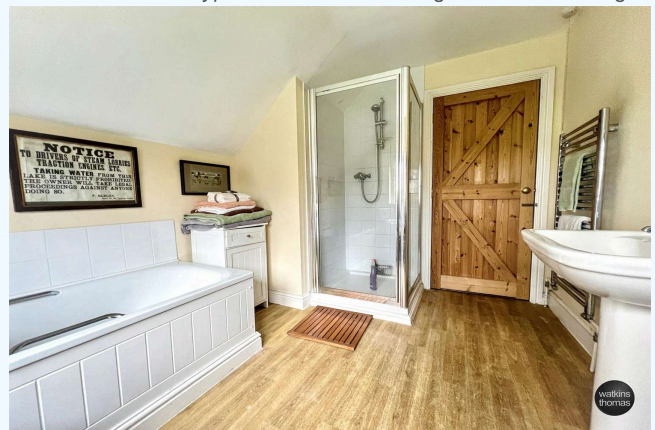
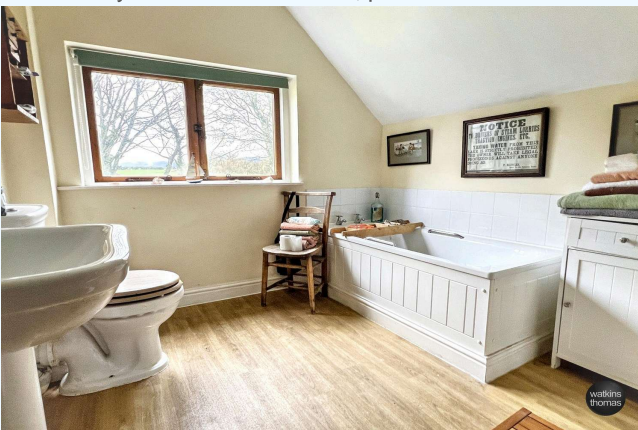
With a high level velux type window, exposed wall timbers and radiator.



Bathroom

3.05m (10') x 2.41m (7'11")

With double glazed window at the rear and white suite comprising bath with tiled courses over, tiled shower cubicle with thermostatically controlled shower unit, pedestal wash basin and low level WC. Ladder type radiator and wood grain effect flooring.



The Barn

4.72m (15'6") x 7.62m (25')

Attached to the main dwelling this structure offers the opportunity for a range of uses and is open to the apex which features a wealth of substantial timbers and is constructed of stone at the lower level with brick upper parts under a corrugated roof.

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OUTSIDE

Grounds

The property is approached over a lane which opens to a stone car parking and turning area. The grounds to the right run away down to a lower area which is heavily stocked with trees and is brook bordered. To the left, the gardens sweep around the rear of the property and again adjoin a treelined brook. The gardens are extensively bordered by agricultural land and views are enjoyed. The grounds run up into a corner behind the property and are wooded and stream edged. At the rear there is a lawned garden area bordering fields with treeline countryside beyond and immediately to the rear of the property there is a stone pathway. Steps to the lawn.

There is an additional brick out-building (14'9 x 11') and (14'9 x 9'4) plus additional area which is set to the front of the residence.



SERVICES

It is understood that mains electricity and water services are connected to the property. It is understood that drainage is to a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

COUNCIL TAX BAND F

Payable to Herefordshire Council.

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BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford, proceed west for the length of Whitecross Road and at the roundabout take the second exit into Kings Acre Road. Continue out of the city on the Kings Acre Road and then take the right hand turn just after Swainshill towards Kenchester. Continue to the junction and bear right and follow the lane through to the end where the property will be identified on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk , www.rightmove.co.uk or www.zoopla.co.uk.

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