



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

MEADOW COTTAGE

BARNFIELD FARM, PUDLESTON,
LEOMINSTER, HEREFORDSHIRE, HR6 0RB

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £545 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



A HIGH QUALITY CHARACTER BARN CONVERSION.

OPEN PLAN KITCHEN/LIVING AREA • DOUBLE BEDROOM • BATHROOM
• COMMUNAL GARDENS • PARKING • EPC RATING E

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



APPROXIMATE DISTANCES

Tenbury Wells – 7 miles, Leominster – 7.5 miles,
Bromyard – 9 miles, Ludlow – 12.5 miles,
Hereford – 18 miles, Worcester – 24 miles,
M5 J6 – 26 miles, M50 J3 – 26 miles.

DIRECTIONS

From Teme Street, Tenbury Wells proceed for approximately four miles on the A4112 in the direction of Leominster. On passing the Leysters Parish Hall on the right hand side bear left at the crossroads onto a council lane and take the first right hand turn signposted Rosedale/Pudleston (Gated Road). Continue for approximately two and a half miles following the signs for Pudleston and the Barnfield Farm drive will be found on the left hand side. Meadow Cottage can be found half a mile up the drive and past the Farmhouse on the left hand side.

ACCOMMODATION

A part glazed front door opens into the entrance hall with a cupboard housing the Worcester boiler. The open plan kitchen/living area has a tiled floor, a Bronpi wood burning stove with an integral bread oven, two patio doors to the communal gardens, a range of cream base and wall units with wood effect worktops, a stainless steel sink/ drainer unit, built in Lamona appliances including an electric oven with a gas hob and extractor hood over, a fridge and washing machine. The double bedroom has a wood floor and fitted wardrobes with hanging rails, shelving and overhead storage. The bathroom has a tiled floor and partially tiled walls, a bath with shower over, a pedestal basin, wc, heated towel rail and overhead storage.

OUTSIDE

Communal garden with a small strip for personal use to the front of the conversion. Parking for two cars. Visitor parking available. Storage negotiable.

SERVICES

- Mains water and electricity are connected.
- Shared private drainage.
- LPG gas fired central heating – underfloor heating.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings not mentioned within these particulars or the inventory are excluded.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E - Full details are available upon request.

TENANCY

For a minimum period of six months on an Assured Shorthold Tenancy.

ADMINISTRATION CHARGES

A charge of £144 inclusive of VAT to cover the cost of setting up the tenancy will be levied on the Tenant and a charge of £48 inclusive of VAT on all applicants who apply for the tenancy to cover taking references and carrying out the credit check.

DEPOSIT

A refundable deposit of £700 is required at the commencement of the tenancy to be held in the Government authorised deposit protection scheme provided by My Deposits. The deposit is returned at the end of the tenancy subject to the terms having been satisfactorily met and subject to any dilapidations.

SPECIAL TERMS

The Tenant to keep the property and garden in a reasonable and tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

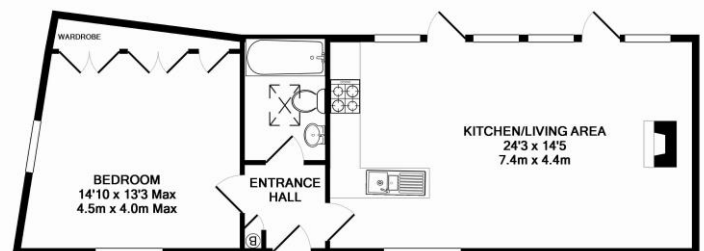
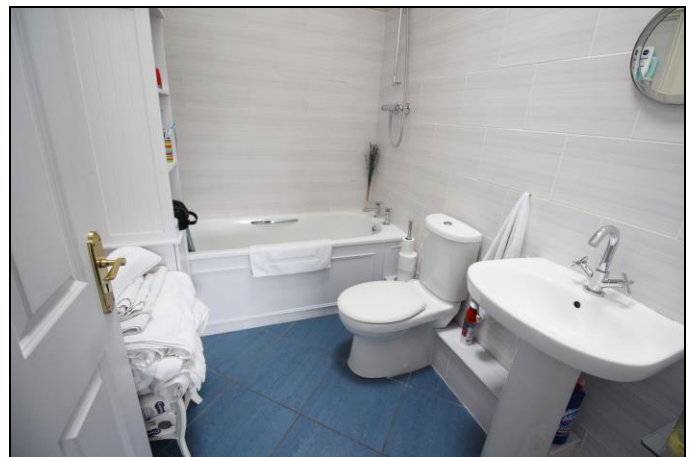
- NO SMOKERS & NO DSS
- PETS AT THE LANDLORD'S DISCRETION

VIEWING

By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555
View all of our properties for sale and to let at: -
www.nickchampion.co.uk

Photographs taken October 2016.

Property details prepared October 2016 and amended September 2017.



TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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