

Coed Lank Farm
Broad Oak, Hereford



ROSCOE ROGERS KNIGHT

Town and country properties



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This beautifully restored and very characteristic, Grade II Listed, 16th Century, 4-bedroom, 3 storey Farmhouse has a wealth of original features and enjoys a truly rural location on the outskirts of Garway. Set in 4 acres of mature grounds and gardens, ménage, fenced paddock, stabling, two luxury detached 2 bedroomed holiday units and a range of useful outbuildings. Large, detached garage with gym with spacious attic room set over. The village has a primary school and pub with easy access to Monmouth, its renowned schools and the major road networks.

Stone built with a painted rendered finish with mainly inset oak leaded light windows and doors all set under pitched slate roofs. Features include exposed trusses, beams, vaulted ceilings, spiral staircases, "Plank and Muntin" timber walls, vertically boarded oak doors, oak floorboards and flagstone floors with underfloor heating to ground floor. Four oven Aga and an externally mounted oil-fired boiler provides domestic hot water and central heating to radiators to upper floors. A large bank of ground sited band of PV Solar Panels provides an average output of 10MWH/year approx. £3,000 pa based on current energy prices.

The entrance is from the flag-stone terrace and path to oak open porch with pitched slate roof with door into:

MAIN HALLWAY: 9.11m x 1.24m (29'11" x 4'1")

Window to front with pretty garden views. Opening into side hallway with turning staircase with quarter landing, wooden balustrading and square newel posts to first floor landing. Doors into the following:



LIVING ROOM: 5.25m x 5.51m (17'3" x 18'1")

Dual aspect windows to front and back one with seat under. A feature stone Inglenook fireplace housing wood burner with oak mantel over. Fitted cupboards with vertically boarded doors and "Plank and Muntin" dividing wall. Door accessing original stone spiral staircase with stairwell window. Secondary door into dining Room. Door into:



KITCHEN: 6.09m x 3.79m (19'12" x 12'5")

Window to rear with countryside views and part glazed stable door out to front terrace. Oak worktops along two walls with inset Belfast sink and bespoke wooden cupboards and drawers set under with integrated wine fridge. Complementary country style dresser with cupboards, glazed doors and shelving. Pale green oil fired 4 oven Aga set into recess with decorative tiled splashback surround. Matching wall mounted cabinets and tall unit housing fridge/freezer. Opening into:



ANCILLARY LOBBY:

Fitted dresser with cabinets set under and display shelving. Door into:

CLOAK ROOM:

White suite comprising WC with high level cistern and pedestal wash basin. Painted wooden panelling to two sides.

BOOT ROOM/UTILITY: 4.45m x 2.99m (14'7" x 9'10")

Windows to back, side and front with secondary external door out to sun terrace. L shaped oak work top with inset Belfast sink. Panelled cupboards and drawers set under with space and plumbing for washing machine/tumble dryer. Complementary wall mounted cabinets and tall unit. Original open grate cast iron fireplace with wooden surround and raised stone hearth. Door into storage cupboard with domestic hot water tanks and central heating controls. Feature brick flooring.



From entrance hallway door into the following:

DINING ROOM: 3.85m x 4.12m (12'8" x 13'6")

Window to back set into recessed bay. Panelling at dado height to three walls and "Plank and Muntin" partition wall.



SITTING ROOM: 4.12m x 4.16m (13'6" x 13'8")

Windows to side and back with countryside views. Feature fireplace housing wood burner set on a stone hearth with wooden surround and mantle. Pair of doors concealing second fireplace.



From side hallway upstairs to:

FIRST FLOOR LANDING:

Doors into:

GALLERIED BEDROOM THREE: 4.13m x 4.36m (13'7" x 14'4")

Windows to side and back with far reaching views. Two original internal oak mullioned windows with shutters. Cast iron fireplace with painted surround. Vaulted ceiling and exposed trusses and beams. Oak staircase with quarter landing up to:



GALLERIED EN-SUITE:

Open plan with low level wall. Suite comprising a low level WC, pedestal wash basin with free standing ceramic bath with shower attachment.

BEDROOM TWO: 4.12m x 5.57m (13'6" x 18'3")

Windows to front with garden views and part glazed door out to rear balcony.



EN-SUITE SHOWER ROOM:

White suite comprising a WC with high level cistern, Heritage wash basin and fully tiled shower enclosure with bifold door, mixer valve with adjustable shower head.

INNER LANDING:

Window to front with garden views. Original spiral staircase up to second floor landing. Doors into:



BEDROOM FOUR: 3.66m x 3.94m (12'0" x 12'11")



Window to back with countryside views. Original cast iron fire with open grate and painted surround. Door into:

EN-SUITE SHOWER ROOM:

Suite comprising a WC with high level cistern, wall mounted corner basin with splashback and tiled shower enclosure with mixer valve and adjustable shower head.

From inner hallway upstairs to:

SECOND FLOOR MASTER BEDROOM SUITE:

LANDING: 3.54m x 2.49m (11'7" x 8'2")

Dormer window to front with far reaching views. Vaulted ceilings with exposed roof timbers throughout. Pair of vertically boarded doors into under eaves storage. Doors into:



SHOWER ROOM:

White suite comprising a low-level WC, Heritage basin with legs, and corner shower enclosure with Travertine tiling, mixer taps and adjustable shower head. Chrome ladder style radiator.

WALK IN WARDROBE:

Hanging rails on each side at high and low levels with shelving.

BEDROOM: 5.93m x 4.17m (19'5" x 13'8")

An impressively proportioned principal bedroom with dormer window to front, former window with shutters and small pair of doors into en-suite Bedroom 3.



OUTSIDE:

The attractive meandering driveway is owned by the neighbour with Coed Lank Farm having a right of way over it. From the public highway it leads to a pair of automated oak ledged and braced gates onto the gravelled driveway with extensive parking areas. A five-bar gate gives gravelled access around the back of the property down to the outbuildings. The parking area also gives access to:





DETACHED HOLIDAY COTTAGES:

These mirrored pair of "back-to-back" bright and airy 2 bedroomed units have been very tastefully and creatively converted from a single storey building and are fully furnished to an extremely high standard. The building has a wooden cladded exterior with inset double-glazed wooden windows facing the garden all set under a pitched corrugated roof. Internal walls have attractive, wooden, vertical boarding up to dado height complimented by ledged and braced doors throughout. Both have part glazed doors with side panels leading out to their independent, attractive sun terraces. Each holiday cottage has a spacious open plan "L-shaped" kitchen, fully equipped with quality appliances and seamlessly integrated with a stylish dining and comfortable seating area (The first of the holiday cottages has a feature wood burner with a tall chimney flu.) Two double bedrooms and a generously sized shower room.

DETACHED GARAGE: 10.10m x 4.10m (33'2" x 13'5")

Located adjacent to the entrance. Modern construction on two levels with pitched tiled roof, concrete floor, power and light. The ground floor has been subdivided to create a gym/leisure room. An external staircase leads up to a part glazed door into: **LARGE ATTIC/OFFICE ROOM: 9.72m x 2.26m (31'11" x 7'5")**: Fully boarded with raked ceilings and a pair of Velux windows. Power and light.

GROUNDS:

These total approximately 4 acres and are cleverly divided into distinct sections. The first is the beautifully manicured gardens which unfold primarily at the front of the property, where extensive shaped lawns are surrounded by well stocked richly planted borders with interconnecting stone pathways opening up to a spacious flagstone paved sun terrace ideal for alfresco dining and entertaining. Below this is a professionally constructed menage and set at one end is a raised, outdoor, lined swimming pool with a timber cladded exterior and wooden decked surround with seating area, enjoying excellent levels of privacy and taking full advantage of the outstanding countryside views. Beyond is a gently sloping grassy meadow with natural meandering pathways leading to a series of private seating areas with interspaced mature trees. A fenced section with a wooden gate encloses numerous raised vegetable beds and a greenhouse. Set along the boundary are a series of sturdy outbuildings including a **HAY BARN: 7.34m x 3.63m (24'1" x 11'11")** a **STONE GARDEN SHED: 3.10m x 2.15m (10'2" x 7'1")** and a steel portal framed barn with mezzanine storage and **THREE LOOSE BOXES: 6.03m x 9.13m (19'9" x 29'11")** with power, light and water.

SERVICES:

Mains water, electric and private drainage with a treatment plant. Oil fired central heating. Council Tax Band G. EPC E.

DIRECTIONS:

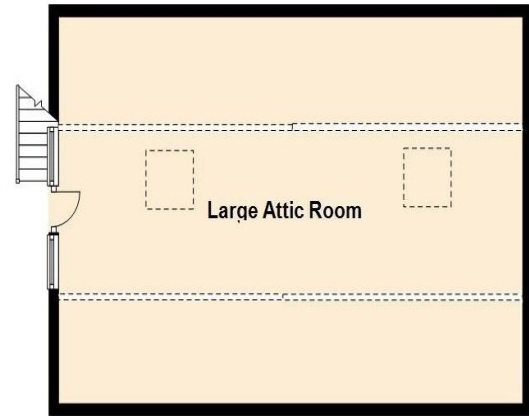
From Monmouth take the A466 Hereford Road. Follow the road through Welsh Newton taking the left hand turn to Garway/Broadoak. At the crossroads go straight over towards Garway and continue for a quarter of a mile and just after a wooded area turn left through a gated entrance and over a cattle grid. Follow the long driveway until you reach the gated solid double gates which are electrically operated by a keypad.



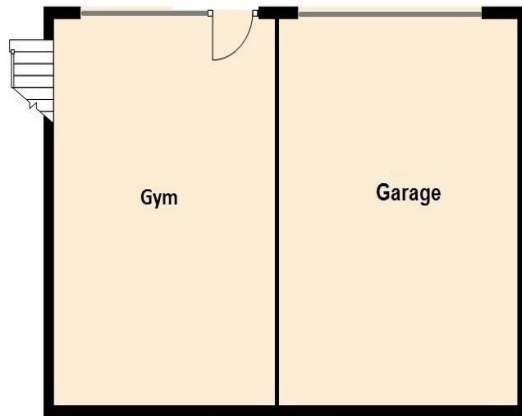
Asking price of £1,350,000 Freehold



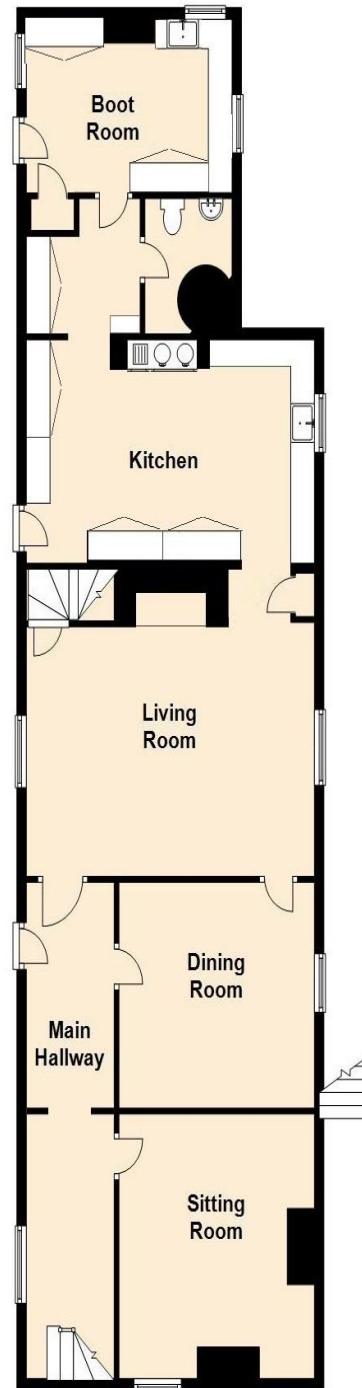
Holiday Cottages



First Floor



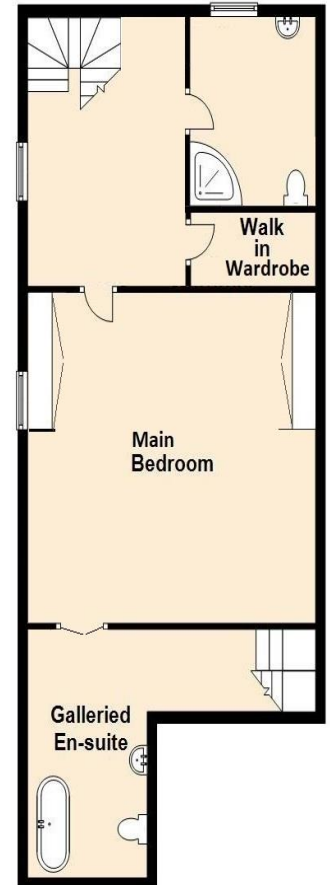
Ground Floor



Ground Floor



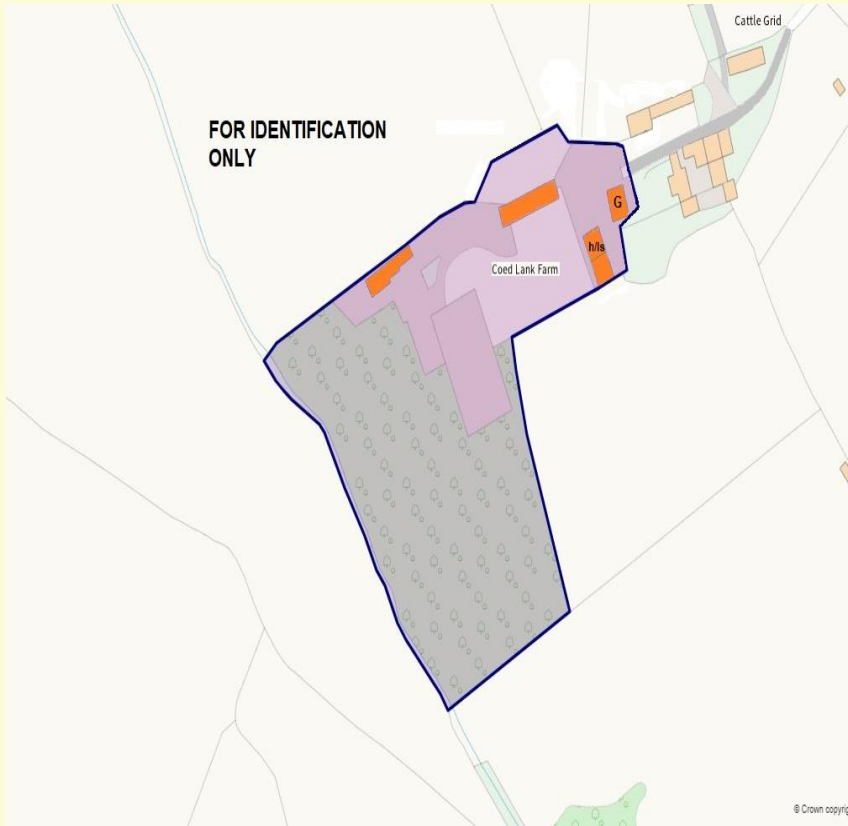
First Floor



Second Floor







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			117
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

TOWN & COUNTRY PROPERTIES
 3 Agincourt Square, Monmouth NP25 3BT
 Telephone: 01600 772929
www.roscoerogersandknight.co.uk

Francline Properties Ltd t/a Roscoe, Rogers & Knight
 Company Reg. No 3124596

