



## **LOWE FARM HOUSE MUCH DEWCHURCH, HEREFORD, HR2 8DG**

**£2,500 Per Calendar Month**

# 6 Bedroom House located in Hereford

| Extensive And Spacious Accommodation | Countryside Setting | Three Reception Rooms | 5/6 Bedrooms | 3 Ensuites | Further Shower Room And Bathroom | Family Room / Games Room | Low Maintenance Lawned Gardens | Ample Off Road Parking For a Number Of Vehicles | EPC Rating D | Available For Immediate Occupation Subject To Referencing |

## The Property

Set within the village of Much Dewchurch which is home to the popular Steiner Academy school. The village of Much Dewchurch is approximately located 6 miles south of the Cathedral City of Hereford and is known for its rural walks and scenic views, there is St David's church which is a grade I listed building, accommodation and dining nearby along with nearby attractions to include the Laskett Gardens and Kilpeck church. There is also the popular outdoor pursuit centre HS Activities providing clay shooting, paint balling and laser tag.

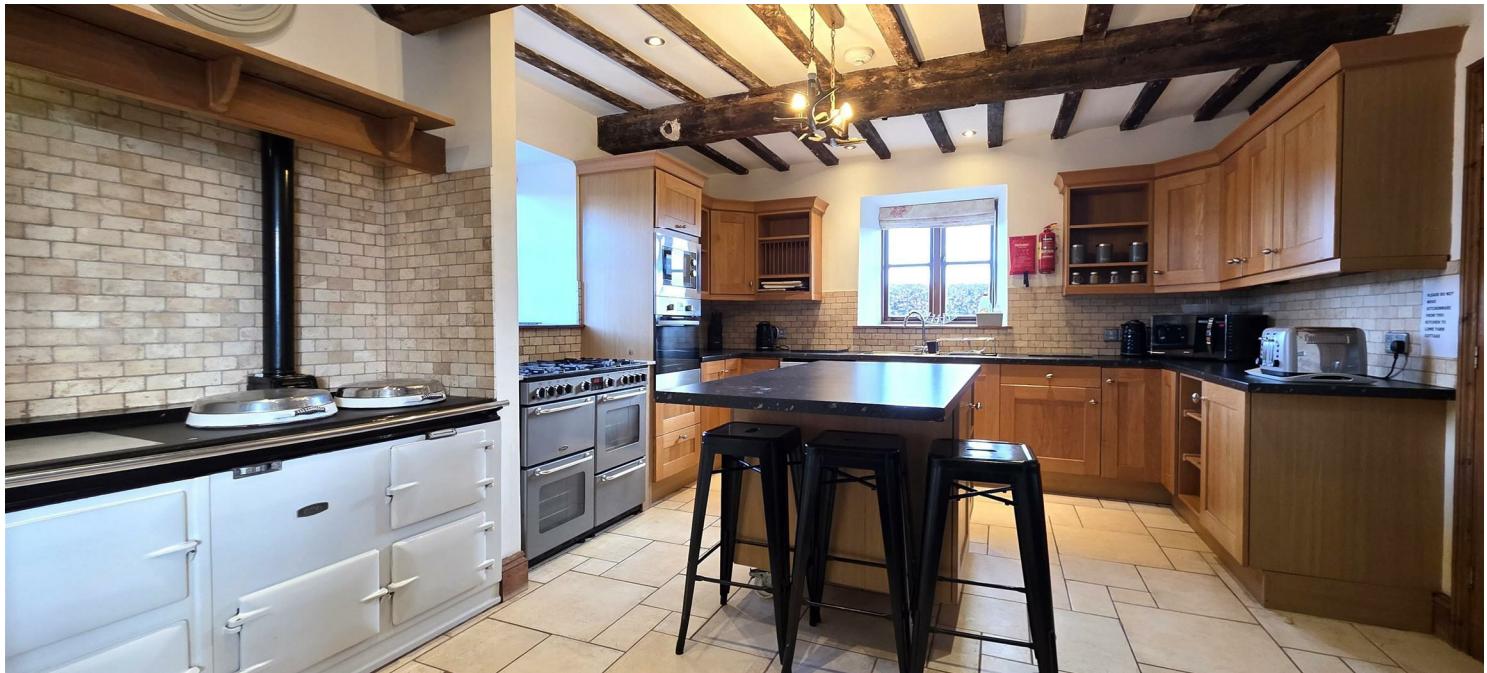
The property is an attached farmhouse set within traditional Herefordshire countryside offering extensive and spacious accommodation along with private lawned gardens, ample off road parking and a courtyard/terrace area.

The entrance door is found to the side of the property, leading into a most impressive hallway with staircase rising to the upper floor accommodation and galleried landing. To the ground floor there are three spacious reception rooms. Currently, being used as a snug area, sitting room and dining room, however the configuration can be amended depending on preference and individual requirements.

The breakfast kitchen offers a selection of traditional base and wall mounted cabinets along with sink, square edge works surfaces, splashback tiling, integrated oven and microwave along with a feature range style cooker, there is also a breakfast bar/island, windows to front and side and tiled flooring. Forming part of the kitchen is the original farmhouse Aga, although this is for decoration purposes, only.

To the far side of the property is a downstairs double





bedroom with ensuite shower room which could be utilised as guest accommodation.

To the upper floors, there are extensive bedroom accommodation which is set over two further floors along with a games room/family room, five bedrooms to the upper floors with two offering ensuite facilities, there is also a bathroom located on the second floor and a shower room with WC and basin to the third floor.

Outside there are private gardens mainly laid to lawn, ample off road parking and countryside views. To the rear of the property is a terrace area and decked space.

#### Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £75,000. Should a guarantor be required to support an application, an income of £90,000 would be required.

#### Services And Expenditure

Services - Mains electricity, private drainage and water. Oil fired central heating.

Agents Note - The electricity supply to the property has a daily standing charge of 0.70p which covers water and drainage costs for Lowe Farm House. The meters are topped up electronically and on commencement the tenant(s) will be provided with





login details in order to credit the account.

Council Tax - TBC

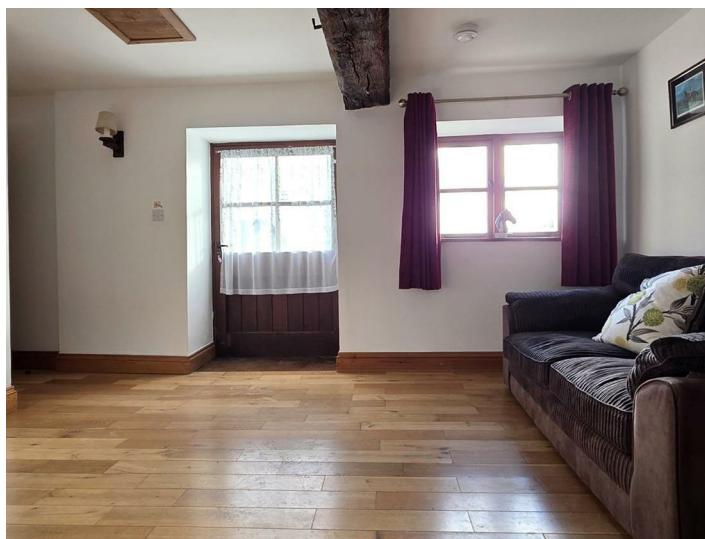
Broadband Connectivity - Speeds TBC. Openreach will need to be contacted by the incoming tenant(s) to connect for broadband services.

#### **Tenancy Information And Permitted Payments**

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

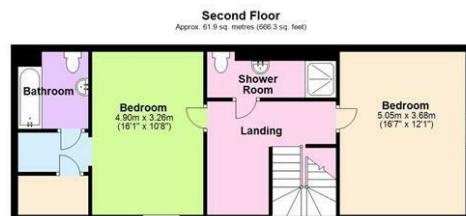
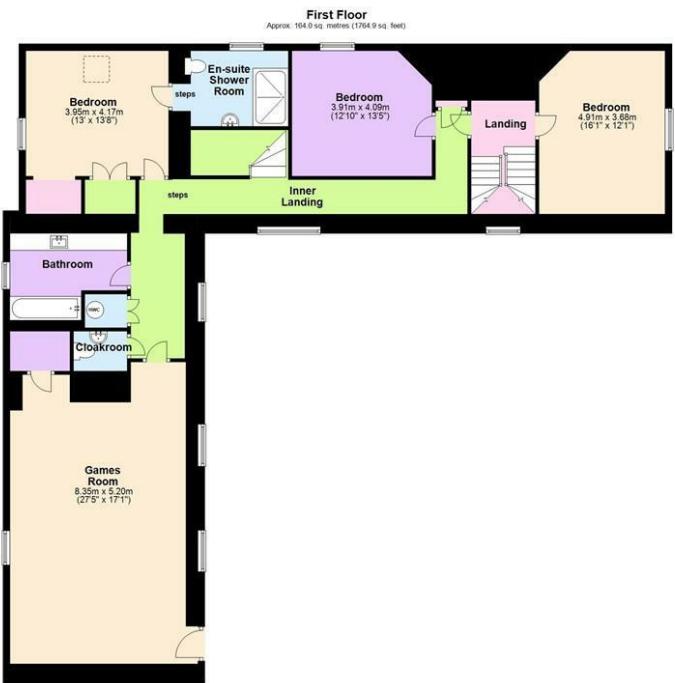
#### **Viewings**

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455





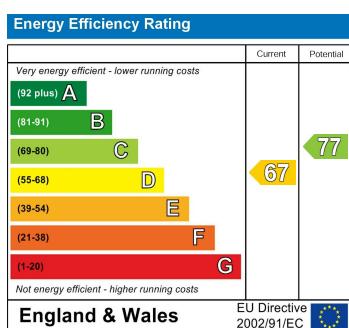
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HEREFORDSHIRE, HR4 9AP



Lowe Farm, Much Dewchurch, Hereford

Council Tax Band

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto:lettings@flintandcook.co.uk)

<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.