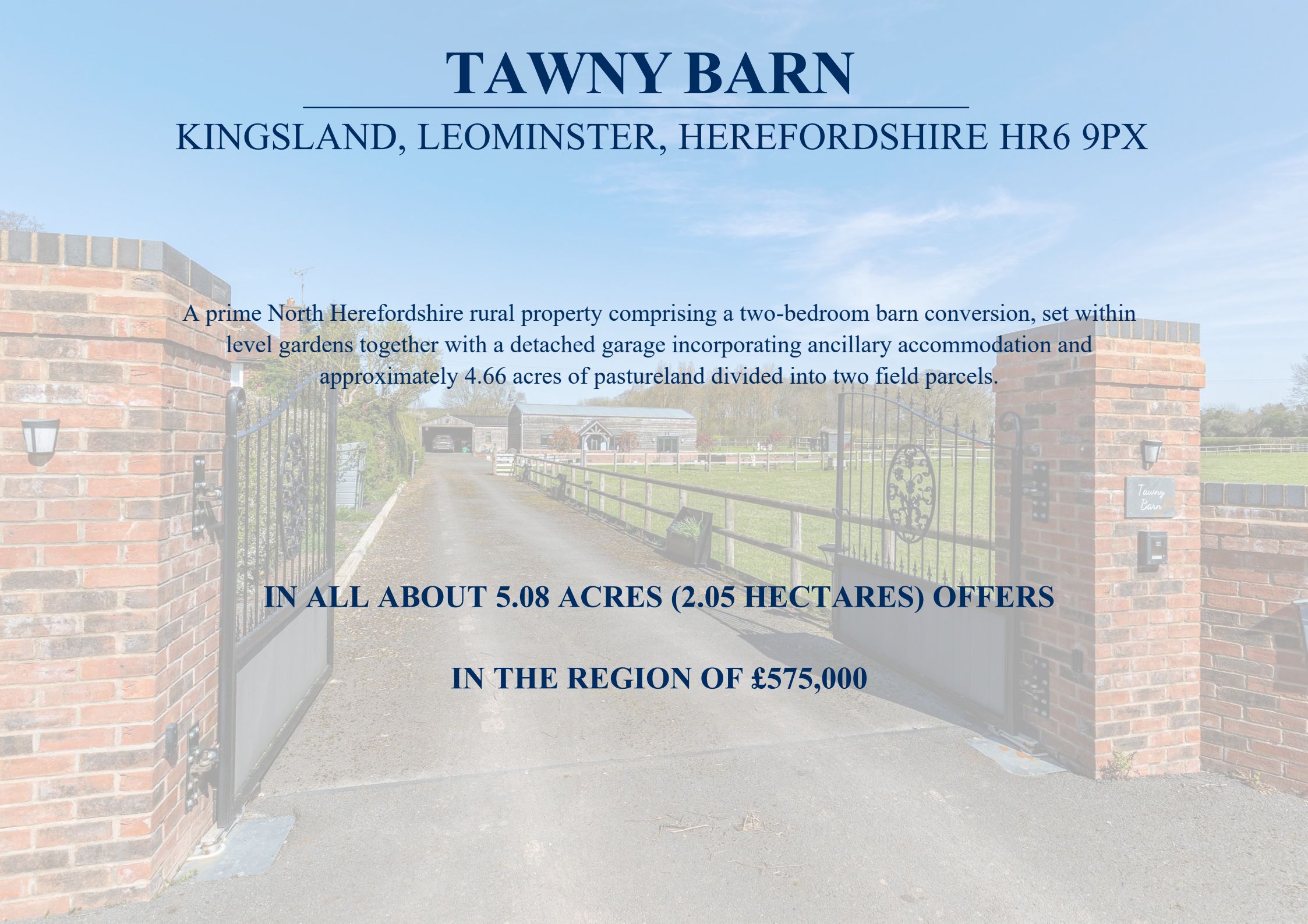
TAWNY BARN

KINGSLAND, LEOMINSTER, HEREFORDSHIRE HR6 9PX



TAWNY BARN

KINGSLAND, LEOMINSTER, HEREFORDSHIRE HR6 9PX



A prime North Herefordshire rural property comprising a two-bedroom barn conversion, set within level gardens together with a detached garage incorporating ancillary accommodation and approximately 4.66 acres of pastureland divided into two field parcels.

IN ALL ABOUT 5.08 ACRES (2.05 HECTARES) OFFERS

IN THE REGION OF £575,000

Location

Tawny Barn is located a short distance from the village of Kingsland in North Herefordshire. The property lies approximately 1.5 miles to the north of Kingsland and 4.4 miles north west of the market town of Leominster. The cathedral city of Hereford is situated 17 miles south of Tawny Barn.

Description

Tawny Barn is an attractive smallholding in north Herefordshire extending to approximately 15.53 acres. Tawny Barn is situated to the west of the holding with a private tarmac drive and gated entrance with timber garaging to the rear, the holding is complemented by a modern agricultural building set to the south-east of Tawny Barn providing excellent amenity to the land and may be suitable for a variety of uses (subject to the necessary consents). The land is generally level and benefits from road frontage access onto the adjoining council-maintained road.



Kingsland 1.5 miles | Leominster 4.5 miles | Ludlow 11 miles | Hereford 17 miles | Worcester 30 miles

Tawny Barn & 4.66 acres of Pastureland

Tawny Barn comprises of a modern steel portal framed barn conversion which was converted in 2018. The property is accessed directly off the council maintained road through a gated entrance onto a private tarmac drive leading directly to the side and front elevation of the property. The property occupies a level position with garaging to the rear elevation providing additional amenity to the property. The property benefits from double glazing throughout, oil fired central heating, electric underfloor heating and a private bio-disc sewage treatment plant. The property has level lawn areas to its front, side and rear elevations, together with a private tarmac drive and parking area. The gates have an electric connection and automatic system, however I am informed this is not currently working.

The internal accommodation is more particularly described as follows:

Entrance Hall

With tile flooring, coat hooks and a door to rear elevation.

Kitchen

3.32m x 3.14m (10'10" x 10'3")

With electric oven and hob with extractor fan, wall and base units, plumbing for a dishwasher or washing machine, laminate tile flooring and a window to the front elevation.

Living/Dining Room

5.74m x 4.39m (18'9" x 14'4")

With karndean vinyl flooring, wall lights, telephone and tv socket, bi-folding doors to the rear elevation and a window to the front elevation.

Central Hallway

With karndean vinyl flooring, door to front elevation and loft hatch. With doors to the bedrooms and bathroom.

Bathroom

With laminate tile flooring, toilet, sink with vanity above, bath with shower over, heated towel rail and a window to the rear elevation.

Bedroom 1

3.90m x 3.68m (12'9" x 12'0")

With carpet flooring, radiator and double doors to the rear elevation.

Bedroom 2

3.90m x 1.93m (12'9" x 6'3")

With carpet flooring, radiator and a window to the front elevation.











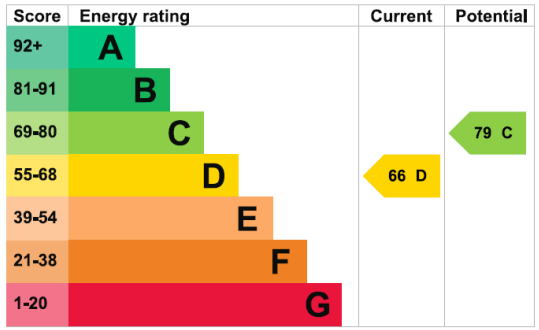


Tawny Barn, Becknell, Kingsland, Leominster, HR6

Approximate Area = 1718 sq ft / 159.6 sq m (excludes parking)
Garage = 481sq ft / 44.6 sq m
Outbuilding = 147 sq ft / 13.6 sq m
Total = 2346 sq ft / 217.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1433776



Loft
13.3m x 5.73m (43'7" x 18'9")

Outbuilding
The property benefits from additional living space provided in the timber framed garaging to the rear of the property. The additional rooms are more particularly described as follows:

Utility
3.53m x 1.95m (11'6" x 6'4")
Comprising wall and base units, sink with a hot water unit, plumbing for a washing machine, window to the side elevation and door to exterior.

W/C
Comprising a toilet and sink, with a window to the front elevation.

Study
2.05m x 2.00m (6'8" x 6'6")
With carpet flooring, window to the rear elevation and door to car port.

Garage
9.41m x 4.75m (30'10" x 15'7")
Large lockable storage area to the rear of the building with concrete floor.

Outside
The property is complimented by a private driveway with gated entrance. We are informed the gates are electronically operated, but at the time of marketing are not in working order. The property benefits from a tarmac parking area to the front and side elevation. Tawny Barn has a patio to the rear and side elevation and benefits from floral gardens and lawn area.

The Land
Tawny Barn is sold with approximately 4.66 acres of pastureland split into two convenient-sized paddocks. With internal gateways and water troughs for livestock. The land is Grade 2 & Grade 3 according to the Provisional Agricultural Land Classification. The land presents an excellent opportunity for small scale agriculture, equestrian or amenity subject to the necessary consents. The land has been actively managed and grazed by sheep in recent years. The land is enclosed by stocking fencing and mature mixed species hedgerows.

Sporting, Timber & Mineral Rights
All standing timber, mineral rights or any sporting rights, if owned, are included in the sale.

Wayleave, Easements & Rights of Way
The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and not declared in these particulars. There are no public rights of way crossing any of land.






Lot 1

Planning
No formal planning searches have been undertaken on the land or buildings. Full details of the planning history can be found on the local authority website.

Mode of Sale
Tawny Barn is being offered for sale by private treaty. Prospective purchasers should carry out there own enquiries with Herefordshire Council and other authorities before making an offer.

Guide Price
Offers in the region of £575,000

Energy Performance Certificate
Tawny Barn has an Energy Efficiency Rating of a D.

Council Tax Band
Tawny Barn is a band D for council tax.

Services
Tawny Barn is connected to mains water, telephone, electricity and foul drainage is to a bio-disc sewage treatment plan.
Broadband - Standard Available. Estimated Broadband speeds: Download - 14 Mbps Uploads: 1 Mbps
Mobile signal/coverage Varying coverage available from the following providers: EE, O2, Three and Vodafone

Access
The property is sold with its own right of access from the council maintained road, via the existing driveway.

Tenure
The property is sold with Vacant Possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation
None of the land is within Flood Zone 2 or 3.
The property is situated within a Nitrate Vulnerable Zone.

Basic Payment Scheme and Environmental Schemes
We are not aware of the land being entered into any environmental land management schemes.

Rights of Way
The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and not declared in these particulars. There are no public rights of way crossing any of land.





Boundaries & Fencing

The land is enclosed by post and wire fencing and mature hedgerows. If sold in two lots, the purchaser of Lot 2 will erect a stock proof fence along the points shown A, B, C shown on the plan included within these particulars within 1 month of completion. The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will, however, provide whatever assistance they can to ascertain the ownership of the same.

Local Authority & Public Utilities

Herefordshire County Council, Plough Lane, Hereford HR4 0LE,
Welsh Water, Fortran Road, St. Mellons, Cardiff CF3 0LT,
National Grid Electricity Distribution (West Midlands), Bristol, BS2 0TB

Viewing

Viewing strictly by appointment with the selling agent only. Charlotte Watson on 01432 356161 (Option 3) or 07442 400949 c.watson@sunderlands.co.uk

Health & Safety

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

Sunderlands
Residential Rural Commercial

Hereford Office
Offa House,
St Peters Square,
Hereford
HR1 2PQ
Tel: 01432 356 161

Kington Office
Albion House
Bridge Street
Kington
Herefordshire
HR5 3DL
Tel: 01544 300 128

Charlotte Watson
07442 400949
01432 356161 (Option 3)
c.watson@sunderlands.co.uk
www.sunderlands.co.uk

Sunderlands Rural

rightmove find your happy
Zoopla.co.uk Smarter property search
RICS
The Property Ombudsman
NAEA

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.