





Blackwood Farm occupies an elevated position, offering attractive far-reaching views across surrounding agricultural land and open countryside. The property includes an 11-bay barn. Please note that the property is subject to an agricultural occupancy condition, and the asking price has been adjusted to reflect this restriction. The rules of the occupation can be found in the prospectus below.

The property is to be sold with circa 2.8 acres (unverified) - Buyers are advised to liaise with their legal representative regarding the boundaries.



Agricultural Occupation Tie & Uplift Clause

“The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 (l) of the Town and Country Planning Act, 1971, or in forestry (including any dependants of such a person residing with him), or a widow or widower of such a person.”

It should be noted that any prospective purchaser seeking formal confirmation regarding compliance with the relevant planning condition, or clarification as to the lawful use of the property, should make direct enquiries with the Local Planning Authority. Any such confirmation would ultimately remain a matter for the council to determine.

Please note that the property will be subject to an uplift clause, with full details and terms of the clause to be confirmed and provided in due course.

Rear Hallway

Providing access to the principal ground floor accommodation via a range of internal doors.

Kitchen/Diner

With a double-glazed window to the front elevation, this well-proportioned kitchen/diner is fitted with a range of matching base and wall-mounted storage cupboards and drawers, complemented by drop-edge preparation work surfaces. Coordinated tiling is featured to both floor and wall splashback areas. Further highlights include a service hatch, a 1½ bowl stainless steel sink and drainer with mixer tap, central heating radiator, and space for additional freestanding white goods. Exposed beam work adds character to the ceiling, and an internal door provides access to adjoining accommodation.



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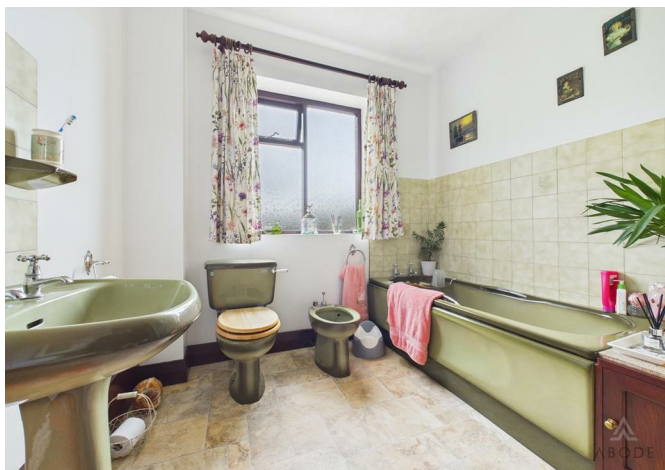
Featuring a frosted window to the front elevation, low-level WC, floating wash hand basin with tiled splashback, central heating radiator and alarm system control unit.

Utility Room

With a double-glazed window to the front elevation, a range of matching base-level storage cupboards, plumbing and space for freestanding under-counter white goods, stainless steel sink and drainer, oil-fired central heating boiler, built-in storage cupboards and an internal door leading to the garage.







Main Hallway

Entered via a timber front door with stained, frosted and leaded glazing. The hallway features a balustrade staircase rising to the first-floor landing, central heating radiator, useful under-stairs storage cupboard, telephone point, exposed beams and trusses to the ceiling, with internal doors leading to the principal reception rooms.

Dining Room

Currently utilised as a dining room but offering flexibility for alternative uses. With a double-glazed window to the rear elevation, central heating radiator, exposed beams, decorative ceiling rose, telephone point and a service hatch.

Lounge

A characterful reception room enjoying dual-aspect views to the front, rear and side elevations. The front elevation features a bespoke double-glazed bay window with window seat, offering far-reaching views across rolling countryside. To the rear, double-glazed patio doors open to the garden, complemented by a side window. The room centres around an open fireplace with stone brick surround and mantel, and benefits from two central heating radiators, TV aerial point, and exposed beams and trusses to the ceiling.

Ground Floor Bathroom

With a frosted double-glazed window to the front elevation, this five-piece family bathroom comprises a low-level WC, bath with chrome fittings, pedestal wash hand basin, bidet and separate shower unit, complemented by coordinated wall coverings and a central heating radiator.

Master Bedroom

With a double-glazed window to the front elevation, central heating radiator and a comprehensive range of built-in wardrobes with mirrored fronts and integrated dressing table, providing ample hanging rails and shelving.

Ground Floor Bedrom

Featuring a double-glazed window to the front elevation and central heating radiator.

Landing

With central heating radiator and built-in eaves storage, giving access to the first-floor accommodation.

Shower Room

With a frosted double-glazed window to the front elevation, comprising a three-piece suite including low-level WC, wash hand basin and shower cubicle, together with a central heating radiator.

Bedroom One

With a double-glazed window to the front elevation, central heating radiator, built-in eaves storage cupboards and an additional door leading to an attic space.

Bedroom Two

With a double-glazed window to the front elevation, central heating radiator, TV aerial point and a range of built-in wardrobes with hanging rails. An internal door provides access to the attic room.

Attic Room

Currently used as traditional storage and housing the filtered water tank, but offering potential for further accommodation, subject to obtaining the necessary planning permissions. An ideal additional storage or conversion opportunity.

Garage

With a glazed window to the side and rear elevations, timber double doors to front, housing the electrical consumer unit

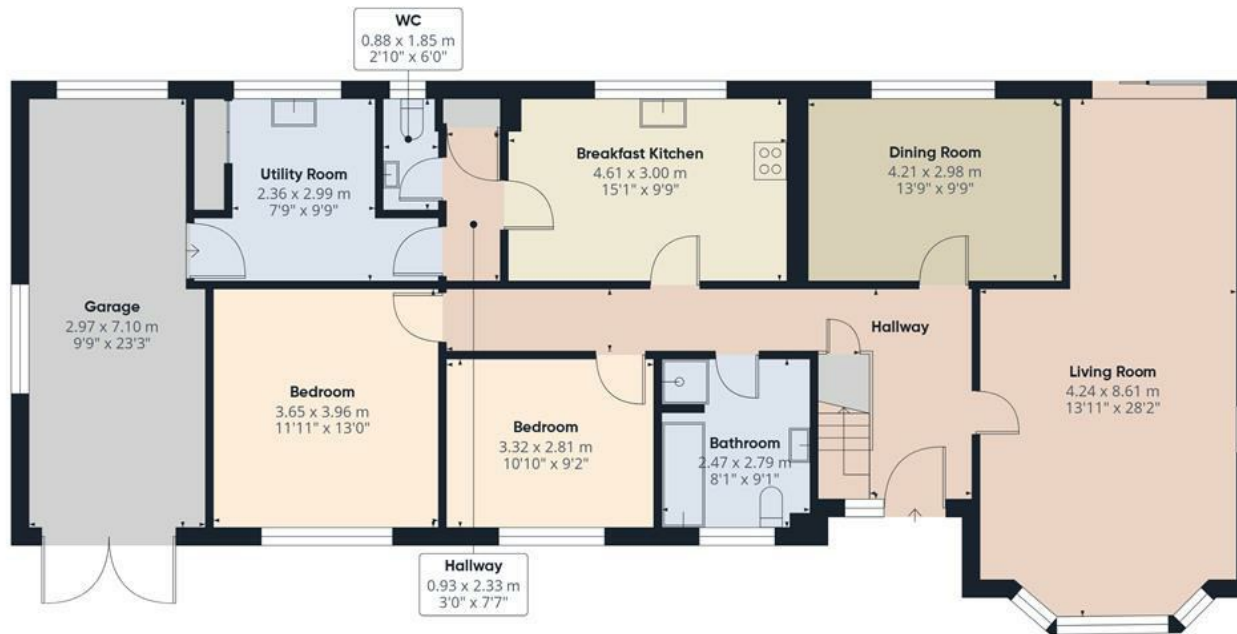












Floor 0 Building 1

Approximate total area⁽¹⁾

175.8 m²

1891 ft²

Reduced headroom

1.7 m²

18 ft²

(1) Excluding balconies and terraces

Reduced headroom

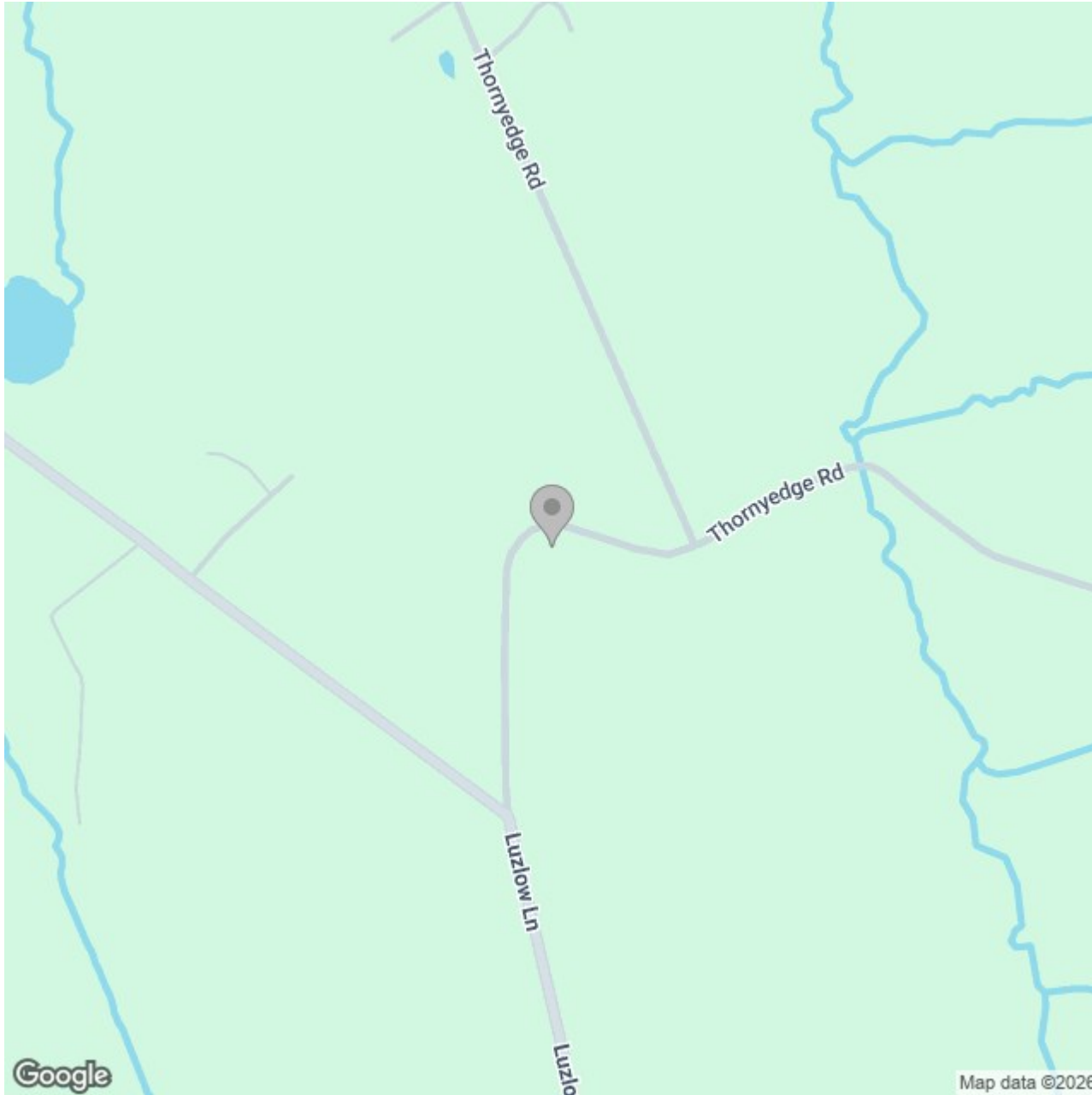
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1



Energy Efficiency Rating

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