



Mill End Farm Nr Ledbury, HR8 1HH £750 Per Calendar Month

Mill End Farm is a former farm house now divided into three separate apartments in a stunning rural setting approximately 10 miles from Malvern heading towards Hereford. The Flat is situated on the ground floor and benefits from its own private front door, enclosed gardens and open views along with an open plan living kitchen with original Inglenook fireplace, two bedrooms and bathroom. EPC Rating D58. Available mid-April 2026

Open Plan Living Room & Kitchen 16'9" x 14'4" (5.13m x 4.38m)

Solid original door leads to the main living area with a double glazed window to the front aspect. The kitchen area is fitted with a range of base level storage units, slot in electric cooker, plumbing for a washing machine and stainless steel single drainer sink unit. The living area boasts a large Inglenook brick fire place, shelving to the chimney recess area and exposed ceiling timbers. Picture rail, coving to the ceiling, radiator, T.V point and electric fuse box. Door to:

Inner Hallway

Radiator, double glazed window to the front, doors to all rooms. Telephone point and airing cupboard housing lagged tank

Bedroom One 11'10" x 9'10" (3.62m x 3.02m)

Double glazed window to rear, radiator, exposed ceiling timber and picture rail.

Bedroom Two 11'10" max x 7'3" (3.62m max x 2.22m)

Double glazed window to rear and radiator.

Bathroom

Comprising of a panel bath with "Mira" electric shower over. Pedestal wash hand basin, low flush WC. Double glazed window to the front aspect, radiator, splash back tiling and extractor fan.

Outside

To the front of the property there is a parking area. To the side of the house there is a large lawned garden, enclosed with wooden fence and stone walling. The gardens are shared with one of the other flats within the former farm house.

Council Tax Band

We understand that this property is council tax band A.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

Tenancy Fees

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Agents Note

Our client advises us that the property is subject to the following utility charges:

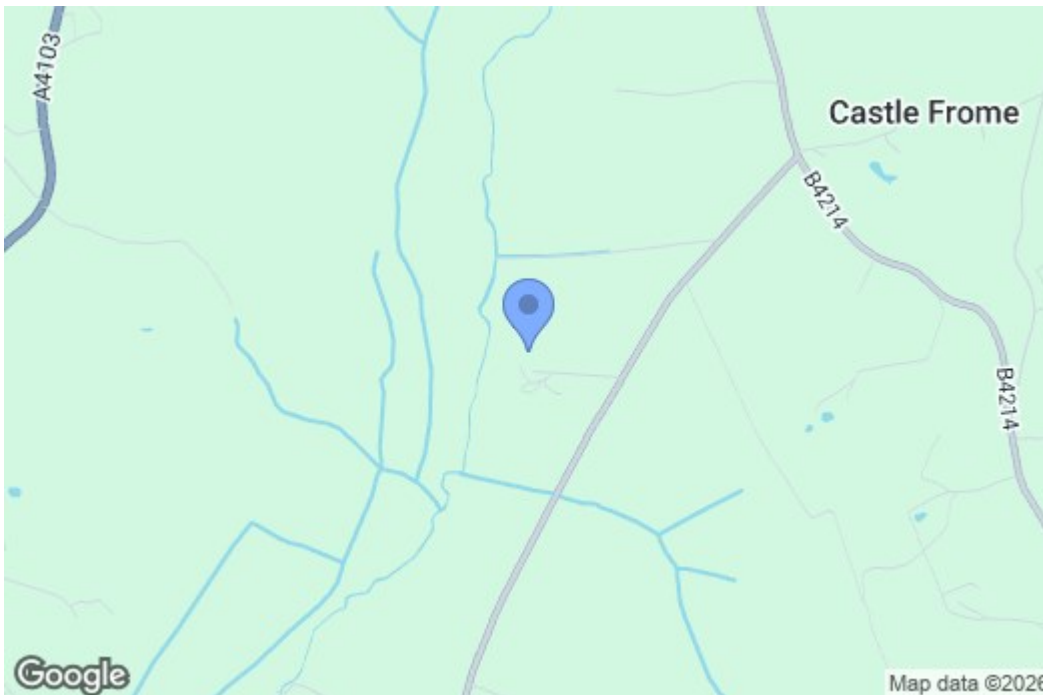
Biomass charges are £120.00, quarterly charged directly from the Farm Office

Sewerage charges – the septic tank is emptied twice a year and is split between the farmhouse based on no of bedrooms. The last charge was £75.00

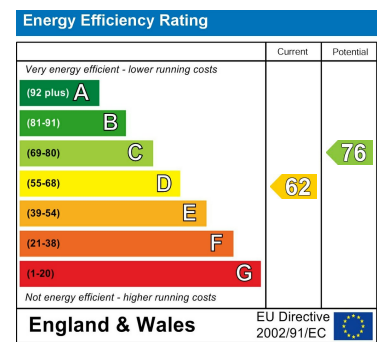
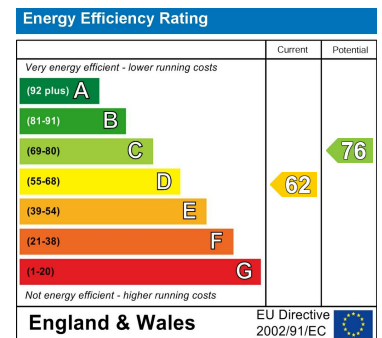
Water - Welsh water metered water invoice split between the farmhouse based on no of bedrooms and is around £60 every 6 months

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.