



# RHENCULLEN FARM

CHIVERY | TRING | HERTFORDSHIRE











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RHENCULLEN FARM IS SITUATED ADJACENT TO DANCERS END NATURE RESERVE WITHIN THE STUNNING CHILTERN HILLS AREA OF OUTSTANDING NATURAL BEAUTY CLOSE TO THE TOWN OF AYLESBURY AND WITHIN AN HOUR'S DRIVE FROM LONDON. IT IS PERFECT FOR THOSE SEEKING A PEACEFUL RURAL RETREAT. WITH SOME OF THE BEST OUTRIDING IN THE CHILTERN ON THE DOORSTEP RHENCULLEN FARM IS AN IDEAL EQUESTRIAN OR SMALLHOLDING PROPERTY.

Rhencullen Farm offers the opportunity to acquire an appealing equestrian smallholding with spacious detached three bedroom Farmhouse, stable block, outdoor ménage, two bedroom mobile home, steel portal framed outbuildings and grazing paddock set in a rural location offering excellent outiding, and good accessibility to the major road networks of the A413, A41, M40, M1 and M25, within an hour's drive from London.

- Superb location adjacent to the Dancers End Nature Reserve within the Chiltern Hills AONB •
- Good accessibility to London, Home Counties and the South West •
  - Private position within the rural hamlet of Chivery •
  - Spacious and well-presented modern three bedroom farmhouse •
    - Kitchen, utility and two reception rooms •
    - Three double bedrooms •
    - Two family Bathrooms •
- Planning in place for single storey extension on western elevation of house •
- Mobile home with two bedrooms ideal as additional accommodation •
  - Stabling & out door ménage •
  - Two additional steel portal framed outbuildings •
- Wealth of recreational and leisure opportunities within Hertfordshire and wider region •
- Close proximity to Tring station offering fast and frequent rail services to London Euston •
- Rhencullen Farmhouse is subject to an Agricultural Occupancy Condition (AOC) but is currently occupied under a Certificate of Lawful Existing Use (CLEUD) •
  - In all approximately 5.52 acres •

**Rhencullen Farmhouse Residence:** Rear Porch/Utility with W.C. | Entrance Hallway Kitchen/Breakfast Room | Sitting Room | Study | Family Bathroom with Bath, Walk in Shower and W.C. | Double Bedroom | Stairs to First Floor | Double Bedroom | Master Bedroom | Family Bathroom

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.





## LOCATION & SITUATION

Rhencullen Farm enjoys an excellent location bordering the Dancers End Nature Reserve within the stunning Chiltern Hills Area of Outstanding Natural Beauty on the Hertfordshire and Buckinghamshire border, boasting fantastic outriding and excellent links to the larger centres of Oxford and London.

Situated along a quiet country lane known as the St Leonards Road the property is accessed from a private stone drive with ample parking directly adjacent to the Farmhouse, Mobile home and Outbuildings.

Located directly off the St Leonards Road opposite Wendover Woods, the property has a private position yet there are excellent connections to the main road network, with easy access to the A413, A41, M40, M1 and M25. Positioned between the settlements of Tring and Wendover the surrounding villages and countryside offer a considerable range of recreational activities with a host of good Public Houses, Restaurants, Chiltern Forest Golf Club and a range of Bridleways and footpaths providing some of the best outriding and walking in the Chilterns. There are an abundance of good schools in the area with three primary schools all rated outstanding by Ofsted within a 3 mile radius. Both Tring School and the John Colet School in Wendover are rated good for secondary.

Further recreational facilities can be found at Aylesbury, which features an Odeon cinema, a Waitrose Supermarket and the Aylesbury Waterside Theatre. An abundance of tourism and recreational activities exist within the Chiltern Hills AONB and the wider Buckinghamshire and Hertfordshire regions as well as good access to London with the stations of Tring and Wendover providing regular rail services to London Euston and Marylebone Station respectively. The property also provides good access internationally with London Luton Airport only 23 miles away.







## RHENCULLEN FARMHOUSE

Rhencullen Farmhouse is accessed from a private drive off the northern side of the St Leonards Road. The property benefits from an excellent tarmacked parking area to the side and rear of the house providing parking for three cars. A formal gravel area is situated to the front of the house with the garden directly to the west. Beyond the garden further west is the outdoor Ménage. The Mobile Home, Stabling and Outbuildings are located a short distance beyond the rear of the property to the north, all providing ample parking respectively.

The main entrance to the property is through a large wooden door to the rear. This opens directly into a utility area equipped with W.C. Beyond the Utility is the Kitchen/Breakfast Room with matching fitted wall and base units, Belfast sink, range cooker, tiled floor and French doors opening onto the garden to the west. Beyond the kitchen is the Front Hallway with carpeted floor, a staircase to the First Floor and Front Door. On the western side of the Hallway is the Sitting Room, a large room with carpeted floor, fireplace, windows overlooking the front of the property and French doors to the west overlooking the garden. Opposite the Sitting Room on the eastern side of the Hallway is a good sized Study with carpeted floor and window to the east. Next to the study is the first Family Bathroom featuring tiled floor and walls, bath, walk in shower, washbasin and W.C. The first of the three Bedrooms is located beyond the Bathroom to the front with carpeted floor and windows looking out over the front of the property to the south.

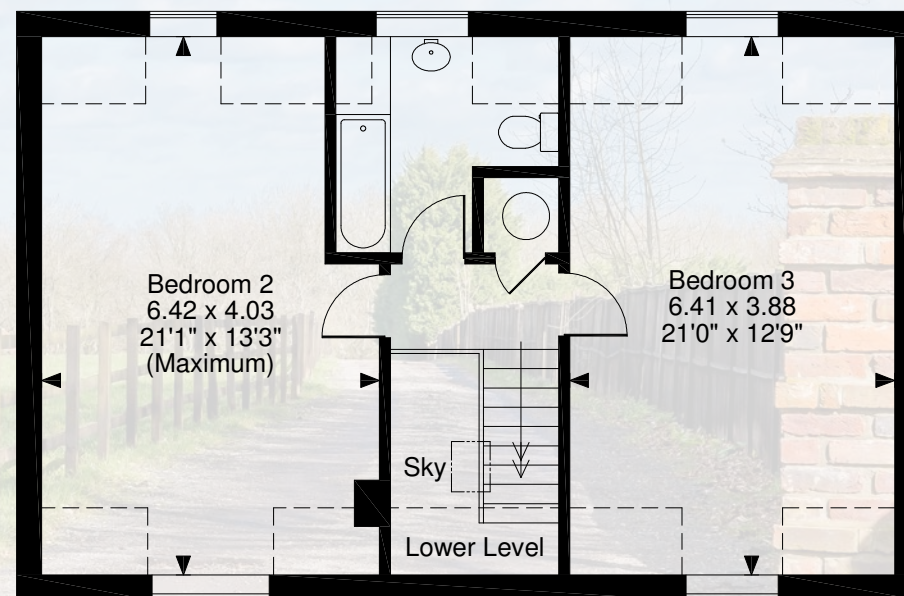
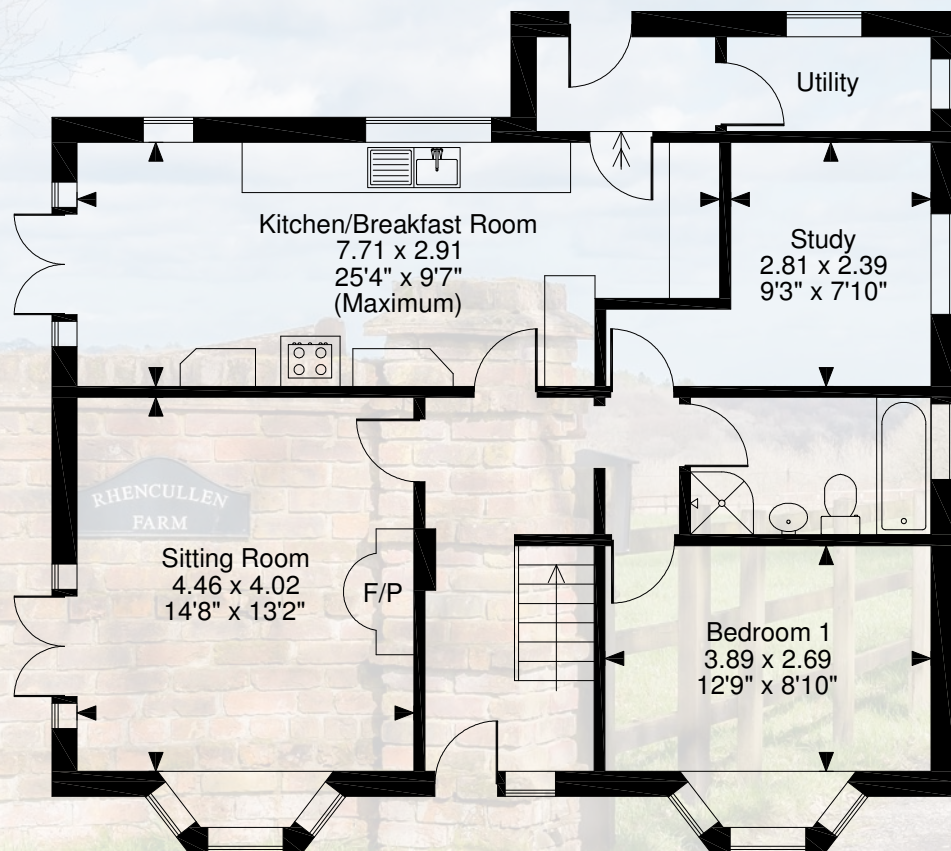
The first floor of the property is accessed from the front Hallway via a staircase which leads to the landing with single Velux skylight. From here there are doorways to the second Bedroom to the west, second Family Bathroom to the north and Master Bedroom to the east. The second Bedroom is a spacious double with carpeted floor and dual aspect windows to the front and rear. The second Family Bathroom features a bath, wash basin, W.C. and window to the rear. The Master Bedroom, a spacious double features carpeted floor, and dual aspect windows to the front and rear. Timber framed doors, double-glazed windows and oak beams feature throughout the property.

Planning Permission was obtained for a single storey extension to the western elevation of the house. Footings were dug with the work being signed off by Aylesbury Vale District Council Building Control in 2011. To the best of our knowledge the planning is extant but it is for prospective purchasers to make and rely upon their own enquiries.



# FLOORPLAN

**Rhencullen Farm, Tring**  
**Approximate Gross Internal Area**  
**1427 Sq Ft/132 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## OUTBUILDINGS & LAND

Rhencullen Farm sits in a land holding of approximately five and a half acres. Access is via the private drive which runs down the eastern boundary of the property. A short section of drive splinters off to Rhencullen Farmhouse to the west. The mobile home is located at the northern end of the drive. The track then drops below the northern side of the residential curtilage of Rhencullen farmhouse providing access to the wooden stable block featuring five stables and tack room and the first of the steel portal framed outbuildings, with a mix of concrete and timber clad walls, concrete floor and pitched corrugated roof to the north east. The second steel portal framed building with timber clad walls and pitched corrugated roof is located on the northern side of the track to the west of the stable block and is split into three individual units each with a set of double doors located on the northern elevation opening out to a small yard area.

The land at Rhencullen Farm is contained within one principal triangular shaped paddock situated to the west and south of the Farmhouse extending to approximately 4.2 acres of grazing pasture. The rectangular ménage (60ft/130ft) is situated directly west of the garden area of the house.

There are no Public Rights of Way affecting Rhencullen Farm.

In all Rhencullen Farm extends to approximately 5.52 Acres.





## KEY INFORMATION

Services: Mains water supply, Private drainage to septic tank, Oil fired central heating.

**Wayleaves, Easements & Rights of Way:** The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not.

**Fixtures & Fittings:** Only those items specifically mentioned in these Particulars will be included in the sale, the remainder are excluded from the sale, however may be available by separate negotiation.

**AOC:** Rhencullen Farmhouse is subject to an Agricultural Occupancy Condition, however, a Certificate Of Lawful Existing Use (CLEUD) is currently in place. A copy of which is available from the selling agents.

**Council Tax Band:** County Council Band 'A'.

**Local Authority:** Aylesbury Vale District Council 01296 585858.

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Aylesbury take the A41 Tring road heading south-east. After approximately 3.5 miles take the right turn onto Stablebridge Road. Continue on Stablebridge Road until you reach a T-junction. At the T-junction turn right onto the B4009 Upper Icknield Way. Take the first left onto St Leonards Road heading south. Continue along St Leonards Road for approximately 1.6 miles. You will see Chilterns Dog Rescue centre and Chesham Fencing Supplies Ltd on your right hand side. A short distance further on you will reach the entrance to Rhencullen Farm on the left hand side. Please note, if you use a satnav or Google Maps and use HP23 6LD, it may show the wrong location, so refer to the directions above.

**Powells Chartered Surveyors, Land and Estate Agents**

Singleton Court Business Park

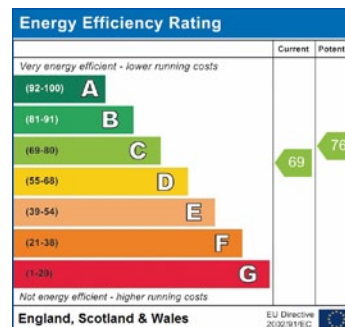
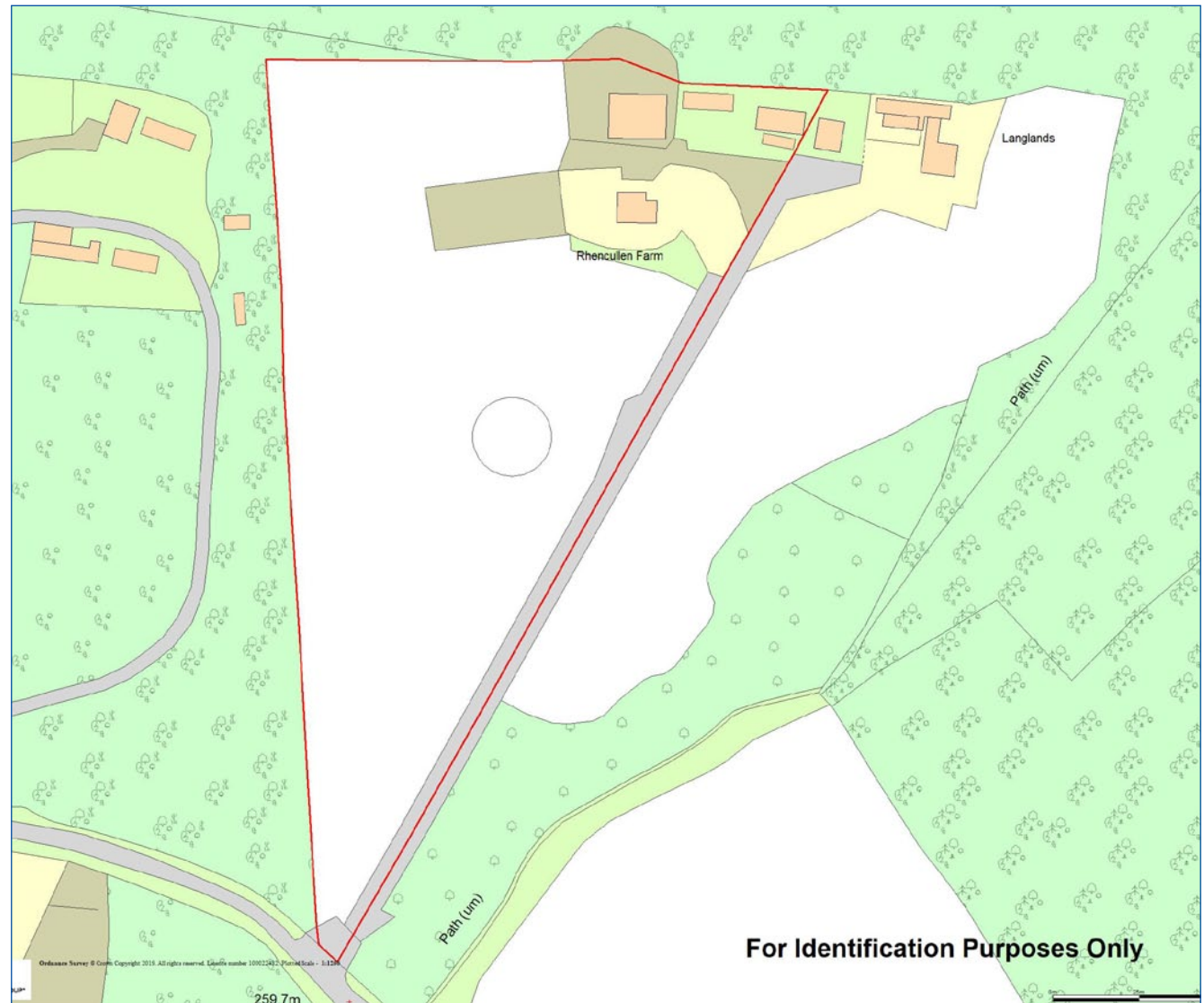
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## IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a full information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared April 2019.