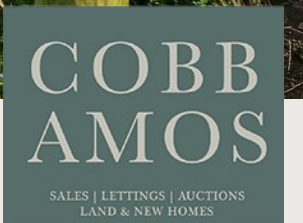


Bell Lane Cottage, Pudleston, HR6 0RE  
Price £365,000



# Bell Lane Cottage Pudleston

An extended, detached, three double bedroom stone cottage which is situated within the rural hamlet of Pudleston. The property has a separate garden/paddock which is enclosed, parking and is offered for sale WITH NO ONWARD CHAIN.

- Detached cottage
- Three double bedrooms
- Double glazing, gas heating
- Rural location
- Enclosed garden/paddock
- NO ONWARD CHAIN

## Material Information

**Price** £365,000

**Tenure:** Freehold

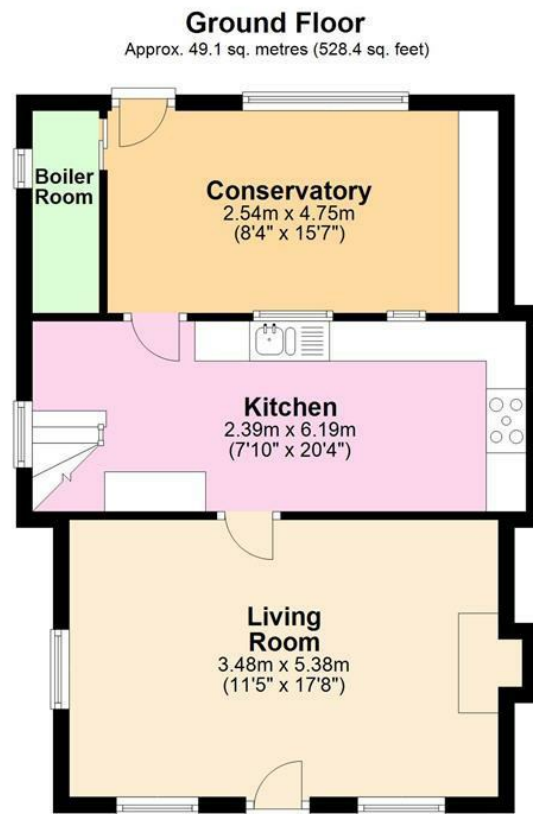
**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** F (27)

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



Total area: approx. 90.8 sq. metres (977.6 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Bell Lane Cottage is situated in the rural hamlet of Pudleston and has accommodation comprising; living room, kitchen, conservatory, boiler room, three double bedrooms and a bathroom. There is driveway parking and a separate paddock/garden. The property has double glazing, gas heating and is offered for sale WITH NO ONWARD CHAIN.

## Property Description

The solid wooden front door opens into the living room where there are dual aspect windows allowing natural light to flood the room. There is a stone open fireplace which creates a cosy focal point to the room. A door opens to the kitchen which is fitted with base units with wood effect worktops. There is a stainless steel sink and Cotswold range electric cooker with five ring gas hob and extractor fan above. There is space for a washing machine or dishwasher and fridge. The conservatory has additional base units with a stainless steel sink and plumbing for a washing machine and space for additional white goods. There is a sliding door to the boiler room housing the Worcester boiler and creating storage space. From the conservatory, a door gives access to the rear garden.

From the kitchen the staircase rises to the first floor landing. Bedrooms one and two are both double sized rooms with dual aspect windows. Bedroom three is a double room. The family bathroom is fitted with a WC, basin and P shaped bath with a shower above.

## Garden and Paddock

From the conservatory is an area laid to stone which creates space to sit and enjoy the warmer weather. The main garden/paddock is located across the lane from the property and has a five bar gate which opens to the ground. This is laid to lawn and enclosed by a hedge.

## Services

Mains water and electricity. LPG heating. Private drainage. Fibre broadband is available to the property. Herefordshire Council Tax Band D

## Location

Situated in the rural hamlet of Whyle surrounded by beautiful Herefordshire countryside, just 6 miles from the market town of Leominster and Tenbury Wells. The popular market town of Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 18 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

## Directions

From the A49 Leominster take the A44 Worcester road, follow the road for approximately 2 miles and take the left turn signposted 'Hatfield' and 'Pudleston'. Follow this road for approximately 2 miles and at Pudleston church turn left and immediately right. Follow this road past the village hall and Bines farm and take the next left turn. Follow the road to a right hand turning onto Bell Lane. The property is

