

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A CHARACTERFUL DETACHED PROPERTY IN NEED OF SOME UPDATING SITUATED IN THE POPULAR VILLAGE OF MUCH MARCLE OFFERING FLEXIBLE THREE/FOUR BEDROOMED ACCOMMODATION WITH A WELL MAINTAINED GARDEN, AMPLE OFF ROAD PARKING AND DOUBLE GARAGE. EPC "F"**

## Stockend Cottage – Guide Price £450,000

Stockend Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2ND

 3  2  1



# Stockend Cottage

## Location & Description

The very popular village of Much Marcle has a vibrant community with excellent village amenities including a church, primary school, village hall, pubs and a garage. The town of Ledbury is approximately 5 miles distant and provides a wide range of local facilities including shops, schools, churches, hotels, restaurants, doctors surgery, hospital, theatre, bus service and a mainline railway station. The riverside town of Ross on Wye is a similar distance and offers further excellent amenities whilst the cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant. The M50 motorway is easily accessible approximately 4 miles to the south of Ledbury.

## Property Description

Stockend Cottage is a delightful detached property offering characterful accommodation with exposed beams and a wood burning stove.

Benefitting from double glazing throughout, the property offers flexible accommodation and is arranged on the ground floor with an entrance hall, dining room/bedroom, living room, conservatory, dining kitchen and a bathroom. On the first floor there are three bedrooms and a cloakroom.

Accessed via a five bar gate, a driveway provides ample off road parking and in turn leads to a **DOUBLE GARAGE**.

The UPVC door opens to

### Entrance Hall

Currently used as a utility room with space for white goods. Tiled floor and pendant light fitting. Door opening to

### Dining Room/Bedroom 3.90m (12ft 7in) x 2.35m (7ft 7in)

Carpet, pendant light fitting and double glazed window to front aspect. Door opening to

### Hall

Carpet, pendant light fitting, night storage heater and stairs to first floor. Understairs cupboard, open to inner hall (described later) and door opening to

### Living Room 4.85m (15ft 8in) x 3.13m (10ft 1in)

Carpet, three wall mounted lights, night storage heater and beams. Fireplace with wood burning stove. Door opening to

### Conservatory 4.44m (14ft 4in) x 3.04m (9ft 10in)

Carpet, light with ceiling fan and two doors opening to garden (described later)

### Inner Hall

Carpet, ceiling light fitting, night storage heater and second staircase. Steps to kitchen (described later) and door opening to

### Bathroom

Tile effect floor, ceiling light fitting, extractor, fan heater and double glazed window with obscured glass. Low level WC,





vanity wash hand basin with storage below and panelled bath with electric shower over

### **Dining Kitchen 5.01m (16ft 2in) x 3.92m (12ft 8in)**

Partially carpeted, partial vinyl floor, two ceiling light fittings and double glazed window to front aspect. Night storage heaters. Door opening to front garden. Range of base and eye level units with worksurface over. Stainless steel one and a half bowl sink. Space for a range cooker with extractor over, space for a fridge freezer and space for a washing machine. Space for a dining room table

## **FIRST FLOOR**

### **Main Landing**

Carpet, pendant light fitting and mezzanine storage area. Door opening to

### **WC**

Low level WC, wash hand basin and Velux window

### **Bedroom 1 4.00m (12ft 11in) x 3.80m (12ft 3in)**

Carpet, ceiling light fitting and double glazed window with views

### **Second Landing**

Carpet, pendant light fitting, double glazed window to side aspect and doors to bedrooms 2 and 3

### **Bedroom 2 3.72m (12ft) x 2.61m (8ft 5in)**

Carpet, ceiling light fitting and double glazed window to side aspect

### **Bedroom 3 2.11m (6ft 10in) x 2.01m (6ft 6in)**

Carpet, wall mounted light and double glazed window to front aspect

### **Outside**

To the rear of the property is a well maintained garden.

A paved patio offers the perfect spot to sit and enjoy a morning coffee. The remaining garden is laid to lawn with attractive shrub borders.

The garden benefits from **FOUR SHEDS**, a **WORKSHOP** with light and power and a **GREENHOUSE** along with a vegetable patch, perfect for anyone with green fingers

### **Double Garage 4.65m (15ft)**

Two up and over doors with light and power.

## Directions

Proceed out of Ledbury of the A449 Ross Road. Continue straight over the traffic island at Preston Cross and Stockend Cottage will then be found on the left hand side.



## Services

We have been advised that water and electric are connected to the property. Drainage is to a private septic tank. We are awaiting confirmation as to if the septic tank complies to Septic Tank Regulations brought in on 1/01/2015 and enforced from 01/01/2020 relating to soakaways and septic tanks. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

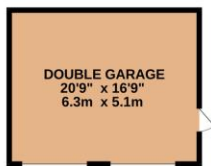
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

**Viewing** By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

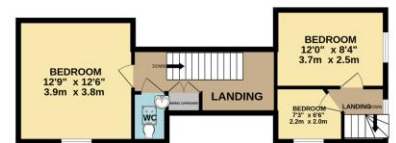
**Council Tax** COUNCIL TAX BAND "C". This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

**EPC** The EPC rating for this property is F (29).

GROUND FLOOR  
1158 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk