

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY APPOINTED DETACHED COUNTRY COTTAGE SITUATED IN A DELIGHTFUL RURAL LOCATION IN THE HAMLET OF BREDEBURY AFFORDING FINE VIEWS ACROSS SURROUNDING COUNTRYSIDE OFFERING THREE BEDROOMED ACCOMMODATION WITH AN IMPRESSIVE OPEN PLAN DINING KITCHEN, LIVING ROOM, UTILITY/BOOT ROOM, TWO SHOWER/BATHROOMS, EXCELLENT EQUESTRIAN FACILITIES INCLUDING STABLE/WORKSHOP, ALL WEATHER ARENA AND FENCED PADDOCKS IN ALL EXTENDING TO APPROXIMATELY FOUR ACRES.

INSPECTION ESSENTIAL. EPC D.

Well Cottage – Offers in excess of £750,000

Wacton Green, Bredenbury, Bromyard, Herefordshire, HR7 4TG



Well Cottage

Location & Description

Well Cottage occupies a delightful position tucked away along a private lane in the rural hamlet of Bredenbury, a civil parish in Herefordshire. It is well placed for access to the local towns of Bromyard (3 miles) and Leominster (8 miles) and is 13 miles northeast of the Cathedral city of Hereford. Within the village itself there is a primary school and St Andrews parish church. The nearby town of Bromyard offers a comprehensive range of amenities including a supermarket, shops, pubs, bakery, butchers, bank and Post Office together with primary and secondary schools. In Leominster there is a railway station with connections to South Wales and Manchester with further connections to Birmingham and London Paddington available at Worcester.

Property Description

Well Cottage is a charming detached country cottage occupying a delightful position surrounded by open countryside. The property is a former farm cottage and has recently undergone a scheme of refurbishment. The works undertaken have involved reconfiguring the accommodation on the first floor to create three contemporary double bedrooms and a luxury fitted family bathroom. The property has been redecorated throughout with newly fitted carpets and beautiful bespoke made internal panelled doors, all resulting in a fine family home.

Bright and airy throughout, the accommodation on the ground floor comprises a living room with multi fuel burning stove, impressive open plan dining kitchen, large utility/boot room and a shower room. On the first floor a landing leads to the master bedroom with built in wardrobes, two further double bedrooms and a luxury fitted family bathroom.

Outside, Well Cottage is approached along a privately owned no through lane via a right of access. There is a gravelled driveway immediately adjacent the property providing off road parking for several vehicles. The garden is attractively arranged with lawned areas, colourful plant borders and a newly laid patio, which enjoys a sunny south facing aspect.

Opposite the property there is a **STABLE YARD** with an L-shaped **WORKSHOP**, **LOOSE BOX**, **TACK ROOM/SHED** and a **HAY BARN**. There is an all weather **ARENA** (40M x 20M) and fenced **PADDOCKS** extending to approximately **FOUR ACRES**. The equestrian facilities are ideal for private equestrian use or for those wishing to have a smallholding.

With so much to offer, the agent's highly recommend an internal inspection to appreciate this truly wonderful family home.

AGENTS NOTE

Planning consent was granted in January 2023 for a two storey extension to the rear of the property to include an additional reception room, ground floor guest bedroom and a first floor master suite. Application number 223687. A copy of the planning consent can be obtained from the selling agent or from the Herefordshire Planning Portal.

The accommodation with approximate dimensions is as follows:

Canopy Porch Attractive Oak framed canopy porch. Entrance door to

Living Room 6.61m (21ft 4in) x 3.75m (12ft 1in) Bright and airy room with front facing windows enjoying a pleasant outlook across the garden. Ceiling light, two radiators, TV point with Sky connection, engineered oak flooring. Feature fireplace with exposed brickwork, slate hearth and inset multi fuel burning stove. Feature original bread oven. Stairs to first floor. Door to

Open Plan Dining Kitchen 6.79m (21ft 11in) x 5.06m (16ft 4in) narrowing to 11'01" Forming part of an extension to create an impressive open plan dining kitchen.

Dining Area Ceiling light, wall light points, radiator, French doors to outside. Porcelain tiled floor continuing into

Kitchen Area Contemporary fitted kitchen with a comprehensive range of wall and floor mounted units with white speckled Quartz work surface over and matching upstands, inset Belfast sink. There are several integrated appliances including electric Neff **DOUBLE OVEN**, 4 ring **HOB** with cooker hood over, **DISHWASHER**, **FRIDGE FREEZER** and **WINE COOLER**. There is an excellent walk in **PANTRY** with ample fitted shelving.

Rear and side facing windows, recessed spotlights. Door to

Rear Hall Ceiling light, radiator, porcelain tiled floor. Part opaque glazed door to outside with matching side panel.





Doors to

Luxury Fitted Shower Room Suite comprising large walk in shower enclosure with raindrop shower head, vanity wash hand basin with cupboard below, low level WC. Side facing opaque glazed window, recessed spotlights, extractor fan, ladder style towel rail, tiled walls, tiled floor.

Utility/Boot Room 4.08m (13ft 2in) including cupboard x 2.20m (7ft 1in) Side facing window, ceiling light, extractor fan, space for coat hooks, Belfast sink with cupboard below and newly fitted work surface, radiator, tiled floor. Space and plumbing for washing machine and tumble dryer, space for large fridge freezer. Floor mounted oil fired boiler.

First Floor Landing Bright and airy landing with a side facing window enjoying a fine outlook across surrounding open countryside. Recessed spotlights. Doors to

Master Bedroom 4.62m (14ft 11in) plus wardrobes x 3.28m (10ft 7in) Beautifully appointed with an impressive vaulted ceiling. Side facing window enjoying a wonderful outlook across the surrounding open countryside. Ceiling light, radiator, built in wardrobes with hanging rails.

Bedroom 2 3.59m (11ft 7in) x 2.87m (9ft 3in) into chimney breast recess Enjoying a dual aspect with front and rear facing windows. Recessed spotlights, radiator.

Bedroom 3 3.69m (11ft 11in) x 2.61m (8ft 5in) Front facing window overlooking the garden. Recessed spotlights, access to loft space, radiator, built in wardrobe with hanging rails.

Family Bathroom Newly fitted contemporary suite comprising freestanding bath with hand held shower attachment, shower enclosure with tiled surrounds, pedestal wash hand basin, low level WC. Side facing window overlooking adjacent farmland, recessed spotlights, extractor fan, traditional radiator with towel rail, part tongue and groove panelled walls.

Outside Well Cottage is approached along a private no through lane via a right of access.

To the side of the property there is a gravelled driveway providing parking for several vehicles with a gravelled pathway continuing to a wooden entrance gate. The garden to the front of the property is mainly laid to lawn with a new post and rail fence and hedged boundary. A newly laid patio sits immediately adjacent the property, which enjoys a sunny south facing aspect and is ideal for outside dining and entertaining.

A pathway continues along the side of the property with an attractive plant and shrub border creating a beautiful splash of colour with railway sleepers.

To the rear of the property there is a further area of garden with ample space to create a fruit/vegetable patch. There is a large **SHED** and a **GREENHOUSE**.

At strategic points there are outside lights, outside power points and water tap.

Equestrian Facilities The equestrian facilities are ideal for private equestrian use or for those wishing to have a smallholding.

There is a stable yard adjacent the property with power and water connected. There is a large L-shaped **WORKSHOP** (24'10" x 15'00"), which has previously been divided into two stables. **SINGLE LOOSE BOX** (14' x 11'2"). There is a **HAY BARN** (18'8" x 11'4") and a large **SHED**.

There is an all weather **ARENA** (40M x 20M) with post and rail fencing and a mix of sand, rubber and carpet surface.

The stable yard and arena have separate vehicular access with a large concrete hardstanding area suitable for a horsebox, trailer or other large vehicles (motorhome/caravan). There is also adequate space for the erection of a carport/garage (subject to necessary consents).

There are **FOUR PADDOCKS** with electric tape and stock fencing along the main boundaries.

In all extending to approximately **4 ACRES**.

Directions

From Bromyard, proceed out of the town along the A44 towards Leominster. Continue along this road for approximately three miles into the village of Bredenbury and upon reaching the primary school turn right signposted to Edwin Ralph. Follow the road continuing through the double bends, passing a lodge house on the right hand side. After the lodge house, take the next available left hand turn onto an unmarked lane. Proceed straight down the lane for approximately half a mile and Well Cottage can be found on the left hand side.

What3Words: motivates.smirks.inform



Services

We have been advised that mains electricity and water are connected to the property. Heating is oil fired. Drainage is to a private system. High speed fibre broadband is connected. 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 infer 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 formerly 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).

Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

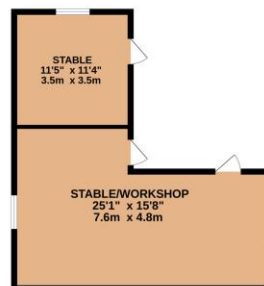
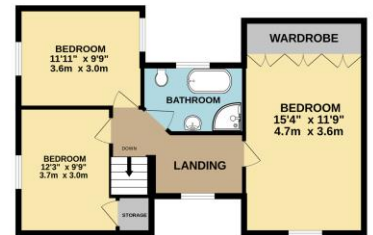
EPC

The EPC rating for this property is D (58).

GROUND FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1933 sq.ft. (179.6 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 areas 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 Memphis 02023



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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.

