

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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OFFERING CONSIDERABLE POTENTIAL A MOST CHARMING HALF TIMBERED LISTED DETACHED THATCHED COTTAGE OFFERING CHARACTER 3/4 BEDROOMED ACCOMMODATION BENEFITING FROM LPG HEATING AND DOUBLE GLAZING STANDING IN A DELIGHTFUL GARDEN EXTENDING TO OVER HALF AN ACRE IN A WONDERFUL RURAL LOCATION. PLANNING CONSENT FOR FURTHER ACCOMMODATION IF REQUIRED

NO CHAIN

EPC: F

The Moats - Guide Price: £550,000

Coddington, Ledbury, Herefordshire, HR8 1JW



The Moats

Location & Description

The Moats is situated within a small hamlet of Coddington which is close to the village of Bosbury which has a primary school, church and a village pub.

Ledbury, voted by a national newspaper as one of the most desirable small towns in which to live is approximately 5 miles and provides an excellent range of facilities and amenities including a mainline railway station with services to Hereford, Worcester, Birmingham, Reading and London Paddington. The M5/50 motorway network is approximately 4 miles to the south of Ledbury bringing Birmingham, Cardiff, Bristol, the West Midlands and the Forest of Dean into good commuting distance.

Property Description

A detached half timbered thatched property set in a wonderful secluded rural location backing onto fields and having a delightful garden enjoying views to Coddington Church to the south east and the Malverns Hills to the east.

The Moats is a Grade II Listed cottage understood to date back to the 16th century. The property has been beautifully upgraded over the years to provide practical, modern living accommodation whilst retaining its charm and character featuring extensive exposed timbering throughout.

The accommodation benefits from gas fired (LPG) central heating and double glazing and it is understood that fibre broadband is available. It comprises an entrance lobby, reception hall, sitting room, fitted kitchen with Rayburn opening through to a dining room, inner lobby, cloakroom with WC and a ground floor bedroom with a newly fitted ensuite shower room, providing potential for use as an annex.

On the first floor, there is a landing with small study area two bedrooms, bathroom with shower and a separate WC. In addition there is a further small bedroom/box room having an unusual and restricted access via a wall hatch.

Outside there is a delightful well stocked garden which extends to over half an acre. There is a large garage and parking for several vehicles.

The vendor of The Moats is running a successful B&B business from the property further details are available on their web site: www.themoatsledbury.co.uk

It should be noted that this property offers considerable potential to be further developed with planning permission granted for a detached garden room/studio/office within the garden. There is also planning to develop the ground and first floor of the garage, plus the first floor over the ground floor bedroom to create further bedrooms and bathroom if required. If the works detailed in the planning permission were undertaken, a substantial family house could be created. In addition, the vendors have had discussions with the planning department and have a pre-application indication that consent would probably be granted for an ANNEX within the garden.





ACCOMMODATION:

Entrance Lobby

With oak front door. Tiled floor. Window to side. Door to hall.

Reception Hall

With exposed timbers. Radiator. Stairs to first floor. Window to front.

Sitting Room 4.47m (14ft 5in) x 3.25m (10ft 6in)

Having a feature inglenook fireplace with fitted log burning stove. Attractive polished wood block flooring. Exposed timbers. Windows to front and rear. Glazed door to the rear garden.

Kitchen 3.54m (11ft 5in) x 3.28m (10ft 7in)

Fitted with an extensive range of oak fronted units comprising a ceramic sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Fitted LPG Rayburn with extractor hood over. Plumbing for dishwasher. Tiled floor. Exposed timbers. Window to rear. Timber framed opening to dining room.

Dining Room

With radiator. Tiled floor. Window to rear. Useful understairs cupboard.

Inner Lobby

With tiled floor. Cupboard housing LPG combination boiler.

Cloakroom

With wash basin and a WC. Window to front.

Bedroom 1 4.21m (13ft 7in) x 2.84m (9ft 2in)

With radiator. Window to front. Double glazed double doors to rear garden.

Ensuite Shower Room

Fitted with a contemporary white suite comprising a tiled shower cubicle, wash basin and a WC. Chrome ladder radiator. Shaver light point.

Landing

With small study area. Built-in linen cupboard. Exposed timbers. Windows to front and rear.

Bedroom 2 4.44m (14ft 4in) x 3.64m (11ft 9in)

With full length fitted wardrobes. Exposed timbers. Radiator. Window to rear.

Bedroom 3 3.61m (11ft 8in) x 2.20m (7ft 1in)

With exposed timbers. Radiator. Two windows to front.

Box Room /Bedroom 4

A quirky room accessed via a small hatch off the landing and having a radiator and exposed timbers.

Bathroom

Having a feature claw-foot bath with mixer tap and shower attachment. Separate shower cubicle. Extensive tiled surrounds. Heated towel rail. Window to rear.

Separate WC

With mounted wash basin with cupboards and drawers and a WC. Tiled surrounds.

Outside

The cottage is set well back from the road and approached through a five bar gate with period lamp. The long driveway provides ample parking space and gives access to the large GARAGE (18'6 max. x 17'6 max.) with twin up and over doors, light and power.

The delightful garden surrounds the property and incorporates well stocked shrubberies and flowerbeds, and areas of lawn.

In total the plot extends to just over ½ acre. There is an aluminium greenhouse, a lean-to cedar greenhouse and a garden shed.

Directions

From Ledbury take the A4214 towards Bromyard. After approximately three and a half miles the roads turns sharp right towards Bosbury. Follow the road through the village and past Bosbury House. Then turn right signed Colwall and Coddington. At the fork in the road follow the road around to the left and the property will be found after a short distance on the right hand side.

Tenure

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



Services

We have been advised that mains water and electricity are connected to the property. Drainage is to a private system. 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.

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

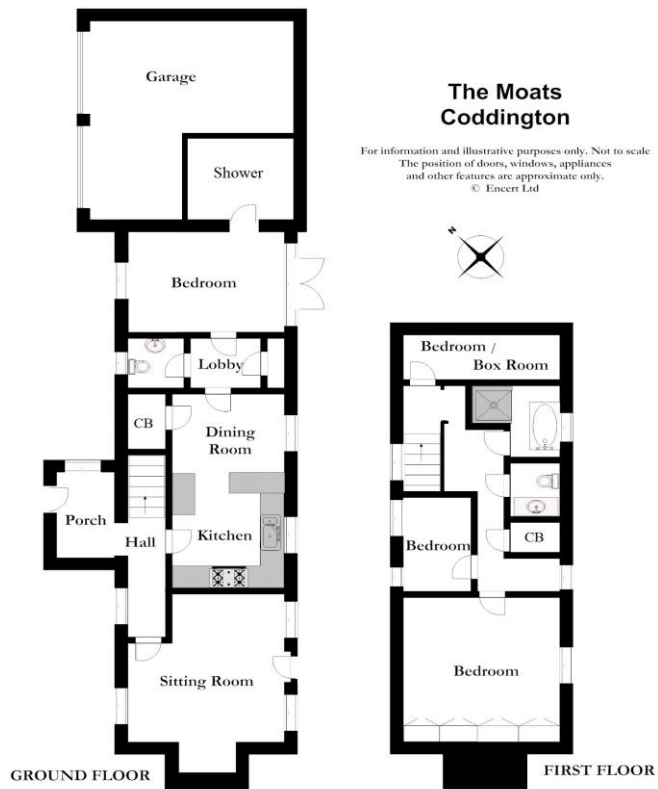
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "D"

EPC

The EPC rating for this property is F (27)



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