



WITH A WEALTH OF FINE CHARACTER FEATURES A MOST INTERESTING LISTED COTTAGE IN A DELIGHTFUL RURAL LOCATION OFFERING DECEPTIVELY SPACIOUS EXTENDED ACCOMMODATION OF CONSIDERABLE CHARM WITH 4 BEDROOMS (1 ENSUITE), 3 RECEPTION ROOMS, FITTED KITCHEN, LARGE WORKSHOP AND STORE, OFF ROAD PARKING AND A WONDERFUL WELL STOCKED PRIVATE COTTAGE GARDEN

EPC: E

## Paunton Cottage - Guide Price: £570,000

Paunton, Bishops Frome, Worcester, Herefordshire WR6 5BJ





# Paunton Cottage

## Location

Paunton is a small rural hamlet situated in the Frome Valley surrounded by glorious countryside and lying close to the popular village of Bishops Frome where there is a community shop, garage, two public houses and the Hop Pocket shopping complex.

Further amenities are available in the towns of Ledbury and Bromyard whilst Malvern, Hereford and Worcester are also easily accessible.

## Property Description

Paunton Cottage is an attractive Grade II Listed property extended to incorporate the former adjoining Wain House and now offering spacious split level accommodation of immense charm all benefiting from oil fired central heating and partial double glazing. There are many fine character features including stripped wooden doors, vaulted ceilings and a wealth of exposed timbers.

It is arranged on the ground floor with an entrance hall, attractive sitting room with fitted log burner and a master bedroom with luxury Ensuite bathroom.

At lower ground floor level there is a fitted kitchen, separate dining room, a study/bedroom, utility room and a bathroom. There is also a very useful large workshop/store.

On the first floor the landing gives access to three further bedrooms and a shower room with separate WC.

Outside there is a most attractive well stocked colourful cottage garden, off road parking and an open fronted store.

## ACCOMMODATION:

### Reception Hall

With multi-paned wooden front door. Quarry tile floor. Double glazed Velux roof window to front. Attractive staircase to lower ground floor and first floor.

### Sitting Room 6.92m (22ft 4in) plus lobby x 4.00m (12ft 11in)

Having a feature fireplace with fitted log burning stove. Wonderful vaulted ceiling with exposed timbers. Attractive oak flooring. TV point. Two double radiators. Double glazed window to rear. Double glazed Velux roof window to front. Double glazed double doors opening on to the rear garden.

### Bedroom 1 5.42m (17ft 6in) max. into alcove x 3.92m (12ft 8in)

With feature vaulted ceiling and exposed timbers. Oak flooring. Double radiator. Double glazed double doors giving access to the rear garden.

### Luxury Ensuite Bathroom

Fitted with a contemporary suite comprising a panelled bath, large walk-in open tiled shower with rainfall head and hand held attachment, wash basin and a WC. Ladder radiator. Wall mounted electric heater. Tiled floor with underfloor heating. Double glazed windows to front and side.

### Lower Hall

With wooden front door. Double radiator. Quarry tile floor.

### Bathroom

Fitted with a white suite comprising a panelled bath with half tiled surrounds, wash basin and a WC. Wall mounted fan heater. Double radiator. Tiled floor. Double glazed windows to front and side.







**Utility Room 2.56m (8ft 3in) x 1.91m (6ft 2in)**

With a stainless steel sink unit. Plumbing for washing machine. Worcester oil fired boiler. Single radiator. Tiled floor. Double glazed window to front. Connecting door to:

**Large Workshop/Store 7.85m (25ft 4in) x 2.68m (8ft 8in)**

With light and power. Window to front. Double and single doors to front. This room does offer potential for conversion, if required, (subject to necessary consents).

**Breakfast Kitchen 5.89m (19ft) x 3.35m (10ft 10in)**

Well fitted with a range of modern units comprising a stainless steel 1½ bowl sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Granite worktops. Built-in Neff oven with 5-ring gas hob (bottled gas) and integral extractor over. Integral dishwasher. Double radiator. Tiled floor. Windows to front and rear. Stable door giving access to the rear garden.

**Dining Room 5.83m (18ft 10in) x 3.46m (11ft 2in)**

Having a feature fireplace (please note the wood burner is not operational). Attractive stripped floor. Double and single radiators. TV point. Windows to front and rear.

**Study/Bedroom 5.83m (18ft 10in) x 1.91m (6ft 2in)**

With two double radiators. Window to front. Multi-paned door to rear giving access to the garden.

**First Floor Landing**

With two single radiators. Airing cupboard housing a lagged cylinder and slatted shelving. Access to roof space. Feature exposed stone walls and timbers. Two windows to front.

**Bedroom 2 3.51m (11ft 4in) x 3.51m (11ft 4in)**

Having a feature fireplace. Double radiator. Exposed timbers. Inset wall shelving. Window to rear.

**Bedroom 3 3.51m (11ft 4in) max. x 3.38m (10ft 11in)**

With exposed timbers. Double radiator. Window to rear.

**Bedroom 4 3.59m (11ft 7in) x 2.04m (6ft 7in)**

With exposed stone wall and timbers. Double radiator. Window to rear.

**Shower Room**

Fitted with a white suite comprising a tiled shower cubicle and wash basin. Single radiator. Stripped floor. Extractor fan. Window to front.

**Separate WC**

With a wash basin and WC. Extractor fan.

**Outside**

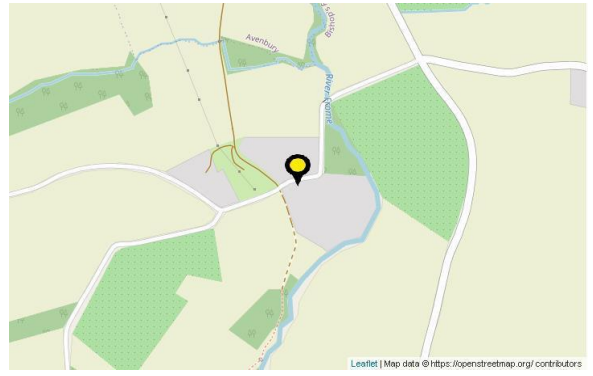
To the front of the cottage there is a paved and stone terrace with a selection of established plants and shrubs.

A gated driveway provides off road parking and gives access to the delightful walled rear garden. This is most pleasantly arranged with stone pathways, an area of lawn, a sun trap courtyard seating area, a feature ornamental pond and an abundance of interesting established plants trees and shrubs. There is also an enclosed vegetable garden with raised beds and a green house.

There are outside lights, a water tap front and back, a log store and useful open fronted store with power point.

## Directions

From the agents Ledbury office turn left at the traffic lights and proceed through the town centre. Bear right by the railway station onto the B4214 Bromyard Road. Proceed through Staplow and at the sharp right hand bend bear left signposted to Bromyard. Continue to the end of this road and then proceed straight over the main Hereford Worcester road (A4103) and continue into Bishops Frome. Proceed through the village in the direction of Bromyard and after approximately 1 mile turn right signposted to Paunton and the Vineyard. Proceed down the hill and Paunton Cottage is the first property you come to on the right hand side.



## Services

We have been advised that mains water and electricity are connected to the property, drainage is to a private system. We have been advised that high speed broadband is available. 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)

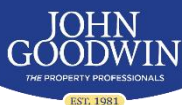
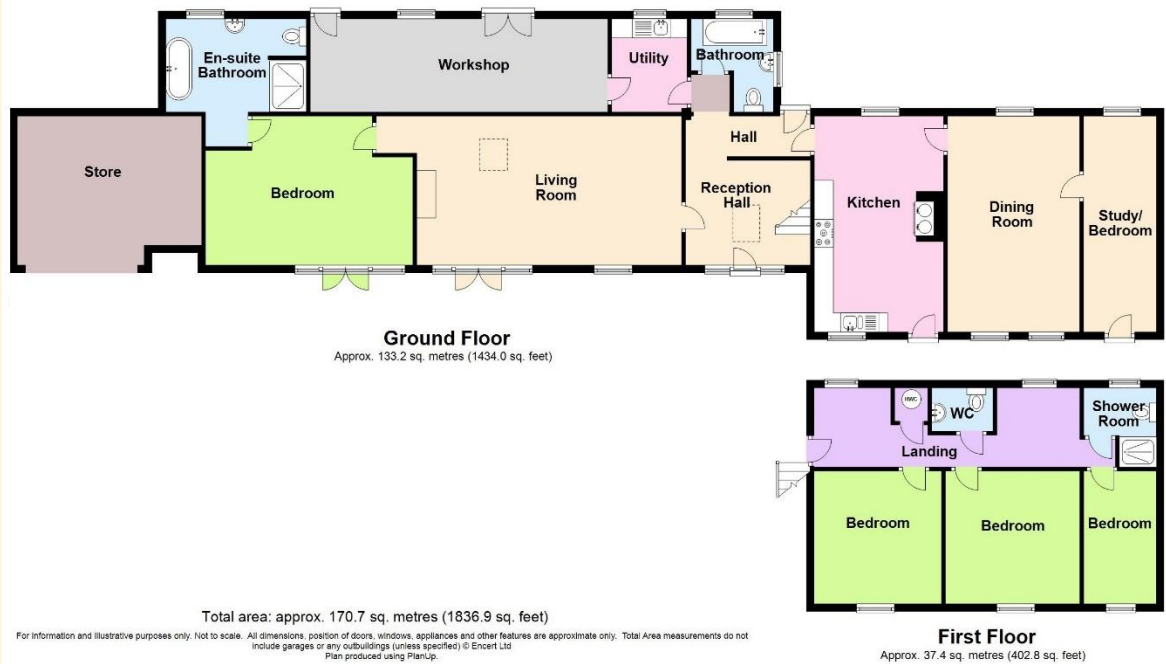
## Council Tax

COUNCIL TAX BAND "F"

## EPC

The EPC rating for this property is E (42).

Paunton Cottage, Paunton



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