



A Charming Two Bedroom Character Cottage Situated In A Wonderful Rural Location On Putley Common With Accommodation Comprising Two Reception Rooms, Ground Floor Bathroom, Garden Room, Large Mature Garden Approximately 0.5 Acre And Two Outbuildings. EPC G

NO ONWARD CHAIN

Peach Tree Cottage - Guide Price £399,000

Putley Common, Ledbury, Herefordshire, HR8 2RF



Peach Tree Cottage

Location & Description

Putley is a village conveniently positioned enjoying easy access to the city of Hereford (approximately 10 miles) and the popular town of Ledbury approximately 5 miles). Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Property Description

Peach Tree Cottage is a charming character cottage enjoying a lovely rural location on Putley Common set within a large mature garden of approximately 0.5 acre.

The cottage has been much improved by the current owners having replacement double glazed windows throughout, a re-fitted bathroom and the addition of an attractive garden room. The property benefits from a solid fuel Rayburn in the kitchen and a wood burning stove in the living room, further heating may be required.

The cottage has a spacious feel with accommodation on the ground floor comprising a living room, dining room, re-fitted bathroom, kitchen leading to the garden room with French doors opening onto the garden. To the first floor are two double bedrooms.

Outside the property enjoys a mature garden of approximately 0.5 acre, laid mainly to lawn with flower borders and mature trees. There are two useful brick outbuildings available for storage. The cottage backs onto woodland and there are many country walks on your doorstep.

The agent highly recommends an inspection to appreciate the lovely setting and all that this charming property has to offer.

ACCOMMODATION

Entrance

With timber front door.

Living Room 4.03m (13ft) x 4.13m (13ft 4in)

With exposed timbers and beams. Timber floor. Feature exposed brick wall with fireplace and inset wood burner. Double glazed window to front. Doors off to rear lobby and dining room.

Dining Room 3.51m (11ft 4in) x 3.25m (10ft 6in) maximum

With timber floor. Exposed brick feature wall. Double glazed window to side with garden views. Steps down to :

Kitchen 3.38m (10ft 11in) x 2.99m (9ft 8in)

Quarry tiled floor. Belfast sink with tiled splash back. Solid wood work surface over. Solid fuel Rayburn with tiled splashback. Double glazed window to side with garden views.

Garden Room 3.95m (12ft 9in) x 3.33m (10ft 9in)

With double glazed windows and French doors leading to the garden. Tiled floor. Exposed timbers and exposed brick wall.





Rear Hallway

With exposed timbers and beams. Window to rear. Stairs to first floor. Stripped door to:

Bathroom 2.53m (8ft 2in) x 2.53m (8ft 2in)

White suite comprising roll top bath with mixer tap and shower attachment. Vanity unit with inset wash hand basin and WC. Matching wall and floor tiling. Understairs cupboard. Electric underfloor heating.

Landing

Reduced ceiling height. Exposed timbers and floorboards. Latched doors and steps up to:

Bedroom 1 4.18m (13ft 6in) x 4.26m (13ft 9in)

With double glazed window to front overlooking the Putley Common. Exposed timbers, beams and floorboards.

Bedroom 2 3.90m (12ft 7in) x 3.38m (10ft 11in)

With double glazed window to front overlooking Putley Common. Exposed floorboards. Feature Victorian fireplace.

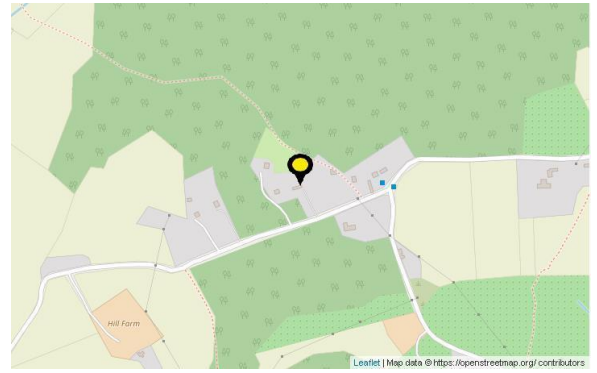
Outside

The property is approached via a track over Putley Common leading to vehicular gates to the side of the cottage. The large garden of approximately half an acre is situated to the side and rear, laid mainly to lawn with well planted flowerbeds and mature trees. There are two useful brick outbuildings suitable for a workshop, storage or conversion to a home office.



Directions

From Ledbury take the Hereford Road (A438) continuing for approximately 3 miles to the Trumpet crossroads. Continue over the crossroads and after a short distance take the left hand turn signposted Pixley and bear right to Putley Common. Continue along the lane for approximately 1 mile, where the property will be found set back off the Common on the right hand side. Please see the agent's board.



Services

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

Council Tax

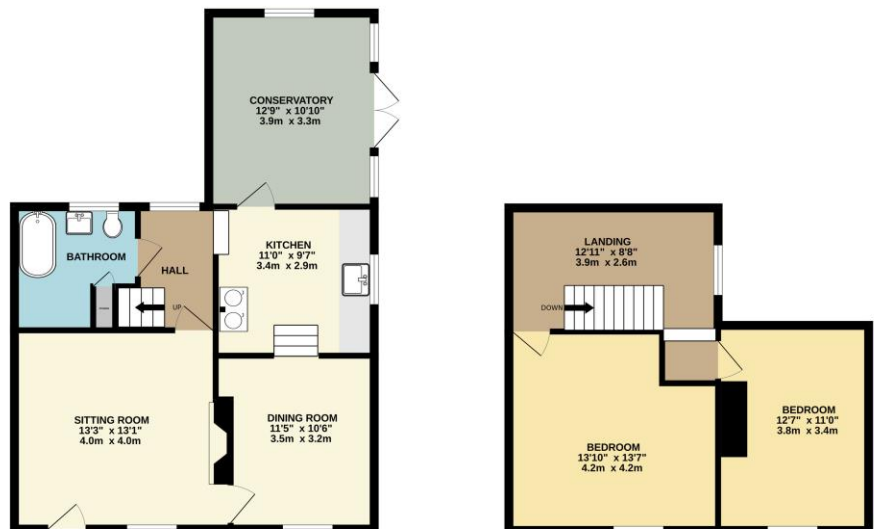
COUNCIL TAX BAND "C"

EPC

The EPC rating for this property is G (11).

GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

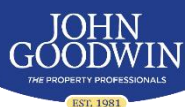


TOTAL FLOOR AREA: 1064 sq.ft. (98.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 floorplan 12/2023

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.



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