

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



REAR VIEW



ENJOYING A RURAL LOCATION ON THE EDGE OF THE VILLAGE OF DYMOCK A CHARACTERFUL DETACHED HALF TIMBERED COTTAGE OFFERING SPACIOUS AND FLEXIBLE 4/5 BEDROOMED ACCOMMODATION ENJOYING A PRIVATE LANDSCAPED GARDEN OF APPROX. 0.5 ACRE, LARGE GARAGE, STABLE BLOCK AND DRIVEWAY PARKING.

EPC E

Moor Oak Cottage – Guide Price £695,000

Dymock, Gloucestershire, GL18 2AD

5 3 1



Moor Oak Cottage

Location & Description

The thriving village of Dymock has a shop, two garages, a primary school, church, parish hall and a public house which is owned by the village. The property is close to the famous Daffodil Way Walk and there is a golf course and village cricket club. The property is well positioned for easy access to the towns of Newent and Ledbury both of which provide an excellent range of facilities including a railway station at Ledbury. The M50 motorway is also easily accessible approximately 4 miles away.

Property Description

Moor Oak Cottage is a detached character cottage enjoying a rural location on the edge of the popular village of Dymock.

The original cottage dates back to circa 1640 and has been extended over the years including the conversion of the attached stone barn to create a spacious and flexible family home. The property is well presented throughout, benefitting from oil central heating and double glazing and retains many notable character features including a wealth of exposed beams and stone walls with arrow slit windows.

The accommodation comprises to the ground floor an entrance hall, dining room with archway to the re-fitted kitchen, inner hallway with door to the rear garden, utility room and sitting room with study area off. The attached barn conversion has created two further reception rooms to the ground floor with an attractive living room with vaulted ceiling and picture window to the front of the property and a snug, currently used as a bedroom. In addition there is a useful cloak room and conservatory.

To the first floor a split landing leads to three bedrooms and the family bathroom. A galleried landing leads through an exposed beam archway with exposed brick walls into the converted barn and to the master bedroom.

Outside the property is approached via a tree lined gravel driveway, providing parking for several vehicles. Outbuildings include a large garage, useful stable block, brick-built summer house and a green house.

Private landscaped gardens of approximately **0.5 ACRE** wrap around the cottage, laid to lawn with mature flower beds, terraces, an enclosed vegetable garden and area of orchard.

The agent recommends an early inspection to appreciate this interesting property and its rural setting.

ACCOMMODATION

Entrance Hall

Wooden flooring. Double glazed window to side. Radiator. Pendant ceiling light. Door to:

Dining Room 4.08m (13ft 2in) x 3.69m (11ft 11in)

Wooden flooring. Exposed beams and feature hearth. Two front aspect double glazed windows. Archway to inner hall. Open to kitchen with step down.

Kitchen 4.08m (13ft 2in) x 2.87m (9ft 3in)

With exposed beams. Fitted with a range of painted shaker style units comprising pan drawers, wall and base units, tall pull out larder cupboard. Twin Belfast style sink unit with Corian work surfaces over and tiled splash backs. Integrated appliances including NEFF double oven, AEG induction hob with extractor hood over, eye level microwave, NEFF dishwasher and washing machine. Tiled flooring. Deep window sills with double glazed windows to front and side.





Inner Hall

Exposed beams. Wood floor. Open tread staircase to first floor. Radiator. Door to rear garden.

Sitting Room 4.88m (15ft 9in) x 4.62m (14ft 11in)

Exposed beams. Brick fireplace with wood burner. Wood floor. Double glazed windows to rear and side overlooking the garden. Access to adjoining study area.

Utility Room 2.14m (6ft 11in) x 1.49m (4ft 10in)

Tiled floor and exposed beams. Space for appliances. Worcester oil fired central heating boiler. Arrow slit window to rear. Fuse box.

Living Room 4.78m (15ft 5in) x 3.72m (12ft)

With a vaulted ceiling and picture window overlooking the front garden. Exposed stone floor, feature stone wall and exposed beams. Contemporary wood burner. Radiator. TV point. External stable door leading to the rear garden. Door to:

Cloakroom

Tiled floor. Low level WC. Vanity unit with inset wash hand basin. Radiator. Extractor fan. Exposed timbers.

Bedroom/ Reception room 4.78m (15ft 5in) x 3.72m (12ft)

With exposed stone walls and beams. Carpet. Arrow slit windows to the front and rear. Radiator. Door to:

Conservatory 4.73m (15ft 3in) x 3.44m (11ft 1in)

Brick and UPVC construction with polycarbonate roof. Fitted blinds. Wood effect flooring. Radiator. Windows overlooking the garden and adjoining fields. French doors leading out.

Landing

Split level with exposed beams. Carpet. Access to roof space. Access to bedrooms and a bathroom.

Bedroom 1 4.37m (14ft 1in) x 3.85m (12ft 5in)

With double glazed window to front. Radiator. Carpet. Hatch to roof space.

Bedroom 2 5.37m (17ft 4in) x 2.97m (9ft 7in)

With double glazed windows to side and rear. Exposed beams. Carpet. Radiator.

Bedroom 3 4.37m (14ft 1in) x 2.89m (9ft 4in)

Double glazed window to front. Carpet. Radiator.

Bathroom

Exposed beams. Obscured glazed window overlooking the garden. White suite comprising panelled bath with mains fed shower over and shower screen and shower boarding. Traditional high level WC with pull chain. Pedestal wash hand basin. Tiled floor. Towel radiator. Airing cupboard housing hot water tank.

Galleried Landing

'L' shape leading off the landing through an exposed beam archway, feature brick and beam exposed wall. Arrow slit windows. Velux window. Railings and exposed beams overlooking the living room below. Carpet. Fitted book shelves. Hatch to roof space. Door to:

Bedroom 4 4.68m (15ft 1in) x 3.25m (10ft 6in)

With exposed beams and arrow slit windows to rear. Double glazed windows to front and side. Hatch to roof space. Radiator. Carpet.

Outside

The property is approached via a gated tree lined gravelled driveway, providing parking for several vehicles which in turn leads to the **GARAGE/WORKSHOP** (23'11"x12'10") with lighting, power and fixed steps to a boarded loft area. The garden wraps around the property, with lawns, gravelled seating areas and attractively planted flowerbeds with shrubs and seasonal flowers. To the left of the property is a small orchard with a selection of fruit trees including apple, pear and cherry. There is a useful **STABLE BLOCK** both measuring approx. 11'8"x11'3", currently used as storage with hardstanding and lighting. Grounds continue to a separate gated mature vegetable garden with greenhouse.

Directions

From the Ledbury office turn right and proceed down New Street. Take the second exit off the roundabout onto the B4216 to Dymock. Proceed on into Dymock and at the t-junction turn left onto the B4215. Continue for approximately 0.2 mile and turn slight left into Crowfield Lane. Continue for a short distance where the driveway to the property will be located on the right hand side.



Services

We have been advised that mains electricity and water are connected to the property. Central heating is oil fired. Solar panels heat the hot water. Private drainage, the septic tank is located in the adjoining field with rights of access.

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 "E"

EPC The EPC rating for this property is E (41).



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