

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST CHARMING HALF-TIMBERED DETACHED COTTAGE IN A POPULAR VILLAGE LOCATION OFFERING CHARACTER ACCOMMODATION BENEFITING FROM OIL CENTRAL HEATING AND DOUBLE GLAZING WITH 3 BEDROOMS AND 2 RECEPTION ROOMS AND HAVING OFF ROAD PARKING AND A DELIGHTFUL LONG PRIVATE REAR GARDEN BACKING ONTO FARMLAND

EPC: E

Laburnum Cottage – Offers In Excess Of : £400,000

The Village, Dymock, Gloucestershire GL18 2AJ

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Laburnum Cottage

Location

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

Laburnum Cottage is an attractive black & white detached property situated in the very popular village of Dymock.

The property offers interesting accommodation of considerable charm and character with a wealth of exposed timbers and benefits from oil fired central heating and double glazing.

It is arranged on the ground floor with a sitting room with feature fireplace, separate dining room, a bedroom/study, bathroom with WC, a fitted breakfast kitchen and an enclosed rear porch. On the first floor the landing gives access to two good sized bedrooms.

A particular feature of this property is the most attractive well stocked long rear garden which backs onto farmland and has various useful outbuildings.

There is also a driveway to the side of the cottage providing off road parking.

ACCOMMODATION:

Sitting Room 4.23m (13ft 8in) x 3.92m (12ft 8in)

With composite double glazed front door. Feature stone and brick fireplace with fitted log burning stove. Double radiator. Exposed timbers. Double glazed window to front.

Inner Hall

With exposed timbers. Stairs to first floor.

Dining Room 3.85m (12ft 5in) x 2.89m (9ft 4in)

Enjoying a pleasant double aspect with double glazed windows to front and side. Exposed timbers. Double radiator. Attractive glazed oak door from hall.

Bedroom 3/Study 3.15m (10ft 2in) x 2.94m (9ft 6in)

With glazed oak door from hall. Double radiator. Coving. Double glazed windows to side and rear.





Breakfast Kitchen 4.11m (13ft 3in) x 3.10m (10ft)

Fitted with an extensive range of units comprising a deep glazed Belfast sink with base unit under. Further base units. Tall storage cupboards. Glass fronted cabinets. Peninsular breakfast bar. Wooden work surfaces with tiled surrounds. Space for range style cooker. Fitted chimney hood. Integral fridge and dishwasher. Chrome ladder radiator. Glazed oak door from hall. Tiled floor. Double glazed windows to side and rear. Glazed oak door to rear porch.

Enclosed Rear Porch

With plumbing for washing machine. Quarry tile floor. Double glazed surrounds. Double glazed door to rear.

Bathroom

Refitted with a contemporary white suite comprising a panelled bath with shower over and a fitted shower screen, inset wash basin with cupboard under and vanity top, and a WC. Extensive tiled surrounds. Chrome ladder radiator. Oak door from hall. Double glazed window to rear.

Landing

With feature exposed timbers. Single radiator. Double glazed window to rear.

Bedroom 1 4.03m (13ft) x 3.59m (11ft 7in) plus recess

With fitted wardrobes. Exposed timbers. Double radiator. Access to roof space. Double glazed windows to front and rear.

Bedroom 2 3.90m (12ft 7in) x 2.35m (7ft 7in) plus recess

With fitted wardrobes. Access to roof space. Double radiator. Exposed timbers. Double glazed windows to front and rear.

Outside

To the front of the property there are stone terraces with plants and shrubs. A driveway to side provides off road parking and gives access to the rear garden.

The long rear private garden, which backs onto fields, is most attractively arranged with a paved terrace, areas of lawn and a good selection of mature plants, trees and shrubs.

There are several useful outbuildings including a workshop, sheds and stores.

There is an external oil fired boiler and an outside tap.

Services

We have been advised that mains water, electricity and drainage are connected to the property. 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.

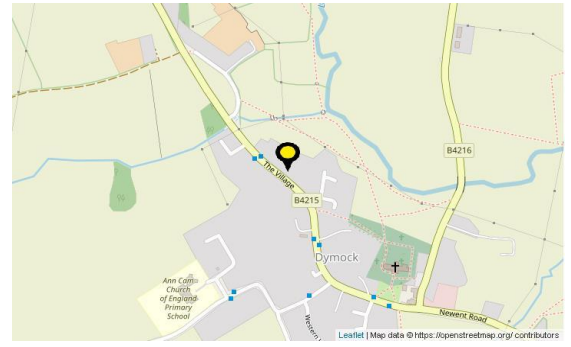
Tenure

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



Directions

Proceed out of Ledbury the A449 towards Ross-on-Wye. Turn left at roundabout at Preston Cross sign posted to Dymock. Continue on past the golf club and then on entering the village of Dymock the property will be found on the left hand side.



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)

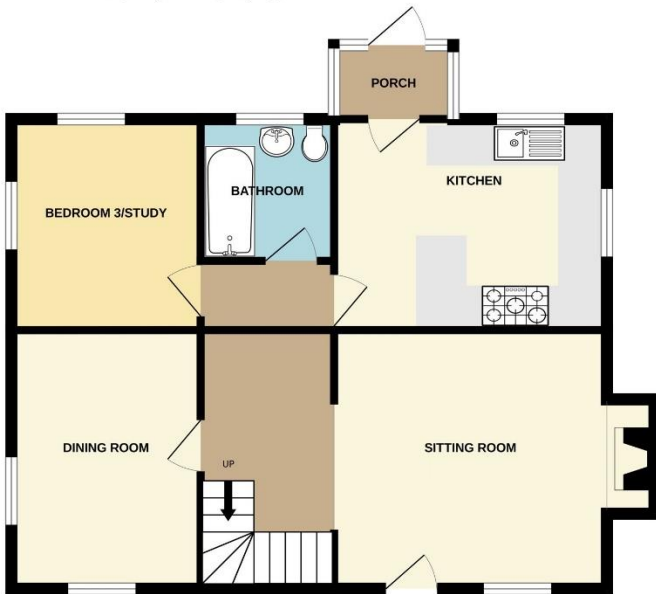
Council Tax

COUNCIL TAX BAND: E

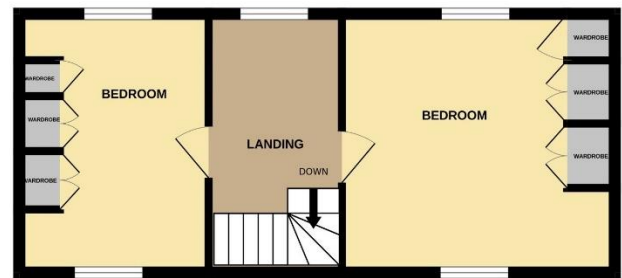
EPC

The EPC: E (42)

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

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.