

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A MOST ATTRACTIVE DETACHED STONE COTTAGE SITUATED IN THE VILLAGE OF LOWER EGGLETON OFFERING CHARACTERFUL THREE BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, BREAKFAST KITCHEN, UTILITY ROOM, TWO BATH/SHOWER ROOMS, EXTENSIVE DRIVEWAY PARKING, DETACHED DOUBLE GARAGE AND DELIGHTFUL GROUNDS EXTENDING TO APPROXIMATELY ONE AND A HALF ACRES.**

**EPC E.**

## The Old Shop - Guide Price £750,000

Lower Eggleton, Ledbury, Herefordshire, HR8 2UL



# The Old Shop

## Location & Description

Lower Eggleton is a village located approximately 10 miles north west of Ledbury. There is a local shop, post office and garage at Newton Cross. Further amenities can be found in Bishops Frome, which is approximately 4 miles distant, where there are two public houses, a church, community shop, village hall, children play area and Hop Pocket Shopping Village. Educational needs are well catered for with primary and secondary schooling available in Ledbury. There is a mainline train station in Ledbury with links to Birmingham New Street, London Paddington and Cardiff.

## Property Description

Believed to date back to 1800, The Old Shop is a charming detached country cottage offering exceptionally well presented accommodation with a wealth of period features including extensive exposed timbering, wooden latch doors, internal exposed stone walls and an impressive inglenook fireplace. The property has been meticulously maintained by the current owners with high quality fixtures and fittings throughout.

Benefitting from oil fired central heating and double glazed throughout, the accommodation on the ground floor comprises an entrance porch, sitting room, dining room, breakfast kitchen with an adjoining utility room, snug/study and a cloakroom. On the first floor there is a striking vaulted ceiling and a spacious galleried landing leading to the master bedroom with fitted wardrobes and an en suite bathroom, two further double bedrooms and a family bathroom.

The Old Shop is set back from the road behind a high privacy hedge with a gated vehicular access leading to a generous area of parking. There is a large **DOUBLE GARAGE** with a **STORE ROOM/HOME OFFICE** above, with potential for further development (subject to necessary consents). The grounds extended to **ONE AND A HALF ACRES** and comprise an attractive formal garden with paved seating terrace and an adjoining **PADDOCK**.

With so much to offer the agents highly recommend an internal inspection.

The accommodation with approximate dimensions is as follows:

**Entrance Porch** Part glazed entrance door, quarry tiled floor. Part glazed double doors to

**Sitting Room 3.41m (11ft) x 3.35m (10ft 10in)** Beautifully appointed living room with exposed ceiling and wall beams. Wall lights, radiator, TV point. Feature inglenook fireplace with exposed brick surround, inset wood burning stove, oak mantel and tiled hearth. Solid wood flooring continuing into

**Dining Room 5.61m (18ft 1in) x 4.06m (13ft 1in)** Flooded with natural light through front and rear facing windows and French doors leading to outside. Exposed ceiling beams, downlighters, wall lights, two radiators. Door to

**Breakfast Kitchen 8.42m (27ft 2in) x 4.44m (14ft 4in) max overall measurement** Fitted with a comprehensive range of wall and floor mounted units with work surface over, inset one and a half ceramic sink drainer unit and tiled surrounds. There is a feature central island incorporating a breakfast bar with additional storage cupboards and granite work surface over. There are a range of integrated appliances including a **DISHWASHER**, **FRIDGE** and **FREEZER** and a Rangemaster 110 **COOKER** with 5 ring **HOB** (bottled gas) and two electric **OVENS**.





Two rear facing windows and an additional side facing window. Recessed spotlights, exposed stone wall, cupboard housing floor mounted oil fired central heating boiler with slatted shelving, flagstone stone flooring. Doors to

**Snug 3.69m (11ft 11in) x 3.28m (10ft 7in)** Two front facing windows, exposed ceiling and wall beams, recessed spotlights, wall lights, feature original bread oven, radiator, attractive herringbone wooden flooring.

**Utility Room 3.18m (10ft 3in) x 1.86m (6ft)** Fitted with a matching range of wall and floor mounted units with work surface over, inset one and a half stainless steel sink drainer unit and tiled surrounds. Space and plumbing for washing machine and tumble dryer.

Side facing window, exposed ceiling beam, ceiling light, exposed stone wall, radiator, flagstone floor. Stable door to outside.

**Rear Porch** Recessed spotlight, quarry tiled floor. Part glazed door to outside.

**Inner Hall** Front facing window, exposed wall beams, radiator, solid wood flooring. Stairs to first floor. Door to

**Cloakroom** Wall light, exposed wall beams, ceiling light, extractor fan, pedestal wash hand basin, low level WC, radiator, understairs storage, tiled floor.

**Galleried First Floor Landing** Spacious landing with an impressive vaulted ceiling and exposed ceiling beams. Two Velux roof lights, two ceiling lights, exposed wall beams, radiator. Doors to

**Bedroom 1 4.06m (13ft 1in) x 3.61m (11ft 8in)** Enjoying a dual aspect with views across the surrounding grounds. Velux roof light, downlighters, access to loft space, exposed ceiling beams, radiator. Comprehensive range of built in wardrobes with hanging rails and shelving. Door to

**En Suite Bathroom** Suite comprising panel bath with tiled surrounds, shower enclosure with Mira electric shower and tiled surrounds, pedestal wash hand basin, low level WC. Rear facing window with views across the surrounding grounds, ceiling light, extractor fan, exposed ceiling beam, ladder style towel rail, solid wood flooring.

**Bedroom 2 3.90m (12ft 7in) x 3.33m (10ft 9in)** Front and side facing windows with deep sills, Velux roof light, ceiling light, exposed ceiling beams, exposed stone wall, radiator.

**Bedroom 3 3.85m (12ft 5in) x 3.35m (10ft 10in)** Front facing window, Velux roof light, ceiling light, exposed ceiling and wall beams, telephone point, radiator, exposed floorboards.

**Spacious Family Bathroom** Suite comprising Jacuzzi bath, shower enclosure with tiled surrounds, pedestal wash hand basin, low level WC. Side facing window, two Velux roof lights, downlighters, exposed ceiling and wall beams, access to loft space, part tiled walls, radiator, towel rail, painted floorboards.

#### Outside

The Old Shop is approached by vehicular gates leading to a gravelled driveway providing ample parking with turning area. A second vehicular gate leads to an additional area of parking, suitable for larger vehicles including a caravan/motorhome with access to a **DETACHED DOUBLE GARAGE** (24'11" x 20'5"). The garage has up and over doors, power and light connected. There is an additional room above the garage, accessed externally, which would be ideal as a **HOME OFFICE/GAMES ROOM** (25'2" x 20'4") with Velux roof lights and power and light connected.



## Grounds

The grounds belonging to The Old Shop wrap around the property on all sides and extend to approximately **ONE AND A HALF ACRES**. There are large areas laid to lawn bordered by privacy hedging and mature trees. There is an attractive paved patio seating area to the rear of the property surrounded by colourful plants and shrubs. A gravelled pathway leads to a **GREENHOUSE** and a **STABLE** with adjoining **SHED** (with water and power connected). There an adjoining **PADDOCK** with stock proof fencing.

## Directions

**What3Words: crest.proved.wells**



## Services

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

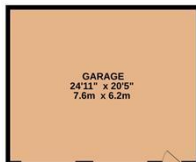
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, 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).

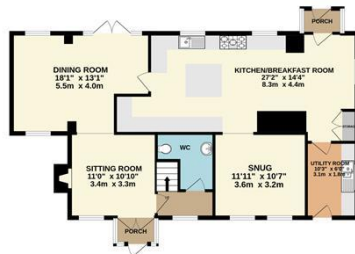
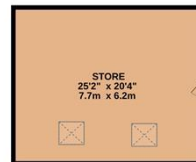
**Council Tax** COUNCIL TAX BAND "C" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

**EPC** The EPC rating for this property is E (52).

GROUND FLOOR  
1519 sq.ft. (141.1 sq.m.) approx.



1ST FLOOR  
1312 sq.ft. (121.9 sq.m.) approx.



TOTAL FLOOR AREA : 2830 sq.ft. (263.0 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.  
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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.

