

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST ATTRACTIVE GRADE II LISTED DETACHED COUNTRY PROPERTY SITUATED WITHIN THE HEART OF THE SOUGHT AFTER VILLAGE OF BOSBURY OFFERING CHARACTERFUL FOUR BEDROOMED ACCOMMODATION WITH FOUR RECEPTION ROOMS, EN-SUITE SHOWER ROOM, RE-FITTED BATHROOM, SELF-CONTAINED ANNEXE PROVIDING ADDITIONAL ACCOMMODATION WITH ATTACHED GARAGE/GARDEN STORE, GENEROUS DRIVEWAY PARKING AND LARGE PRIVATE ENCLOSED GARDEN OF APPROXIMATELY AN ACRE. EPC E

The Dog - Guide Price £900,000

Bosbury, Ledbury, Herefordshire, HR8 1PT



The Dog

Location & Description

The Dog is situated in the heart of the popular village of Bosbury, which has a primary school, church, village hall and public house.

The heart of this neighbourhood is its active village hall which is within walking distance and plays host to a weekly post office and any number of clubs and classes from tennis, bowls, cricket along with the popular 'Flicks in the Sticks'. Similarly, the nearby Holy Trinity Church, steeped in history hosts bell ringing groups and 'Bosbury Brew' each week where locals meet for coffee and cake, further enriching this villages' strong sense of community. 'The Bell Inn' pub sits opposite the Church and is well thought of locally for its good food and relaxed atmosphere and prides itself for being 'a country pub for country people'.

Ledbury is approximately 4 miles away and has a wide range of facilities and amenities including a mainline railway station. The M50 motorway is four miles to the south of Ledbury. The property is strategically well placed for access to a number of major centres including the city of Worcester (14 miles), Hereford (16 miles), Malvern (9 miles). In Malvern itself there is an excellent range of facilities including Waitrose supermarket, shops and banks, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Malvern also has two railway stations and Junction 7 of the M5 motorway at Worcester is only about ten miles away. The area is also renowned for its educational facilities including a variety of highly regarded primary state and private schools (notably Malvern College and Malvern St James School as well as The Downs and Elms Preparatory Schools).

Property Description

Believed to date back to the 15th Century, The Dog is a most attractive Grade II listed detached black and white cottage conveniently situated in the heart of the popular village of Bosbury.

The property is full of character and charm with many fine period features including extensive exposed timbers, wooden internal latch doors and original fireplaces. The current owners have further enhanced the cottage over recent years with the installation of wood burning stoves, re-wiring, re-plumbing and secondary double glazing to a large number of the windows. The annexe conversion was completed in 2018 creating an open-plan living/dining room with sink unit, attractive bedroom with en-suite shower room and an area of courtyard garden to the rear.

Benefiting from gas central heating the well presented accommodation comprises to the ground floor an entrance hall with cloakroom off, boiler/utility room, reception/dining hall, snug, study, kitchen breakfast room and attractive sitting room.

To the first floor the part galleried landing gives access to the master bedroom with en-suite shower room, three further bedrooms and the beautifully appointed family bathroom.

The Dog enjoys an enclosed, private and most attractively landscaped garden of approximately an acre with sweeping lawns, mature trees, large flower borders and well placed seating areas, a true delight.

The property is approached from a gated driveway with a generous parking area to the front giving access to the annexe and attached garage.

An early inspection is highly recommended to appreciate this delightful home within the heart of the village and its glorious garden.

Accommodation with approximate dimensions as follows:

Entrance Hall With wooden entrance door. Tile effect flooring. Exposed timbers. Window to front with secondary glazing. Radiator. Pendant light fitting. Door to:

Cloakroom With exposed timbers. Tiled floor. Window to front with secondary glazing. WC and wash hand basin. Fitted storage cupboards. Pendant light fitting.

Utility Room With window to rear. Wall mounted gas central heating boiler. Plumbing for washing machine and space for tumble dryer.

Reception Dining/ Hall 5.99m (19ft 4in) x 3.92m (12ft 8in) **Dining area measurements** A most characterful room with exposed timbers and parquet flooring. Windows to front and rear and latch door to the rear garden. Radiator. Wood burning stove. Wall lights. Stairs to first floor. Doors to:

Snug 4.47m (14ft 5in) x 3.64m (11ft 9in) With engineered oak flooring. Exposed timbers. Fireplace with wood burning stove. Windows to front and rear with secondary glazing. Radiator. TV point.





Study 3.92m (12ft 8in) x 3.59m (11ft 7in) With exposed timbers. Window to front with secondary glazing. Wall lights. Radiator. Carpet.

Sitting Room 5.40m (17ft 5in) x 4.78m (15ft 5in) A spacious room enjoying views to the garden. Parquet flooring. Feature fireplace with wood burning stove and alcove fitted cupboards with shelving. Exposed timbers. Feature wall panelling. Radiator. Wall lights.

Kitchen 4.65m (15ft) x 3.44m (11ft 1in) Re-fitted with a range of white shaker style base and eye level units. Granite work surfaces with upstands and inset one and a half bowl sink unit. Recessed RANGEMASTER electric range cooker with 6 burner gas hob with extractor over and feature tiled splashback. Tiled floor. Exposed timbers. Radiator. Triple aspect windows. Ceiling down lights. Latch door to front.

First Floor Landing Part galleried landing with window to rear. Original exposed floor boards. Pendant light fitting. Doors to:

Master Bedroom 4.88m (15ft 9in) x 4.39m (14ft 2in) With exposed timbers and floor boards. Windows to side and rear with views over the garden. Three radiators. Door to:

En-Suite Shower Room Re-fitted with a walk-in shower with raindrop shower and hand held attachment. Wall hung wash hand basin with storage under. WC. Matching floor and wall tiling. Storage cupboard with hanging rail. Radiator. Extractor fan.

Bedroom 3 4.73m (15ft 3in) x 3.87m (12ft 6in) With window to front with secondary glazing. Exposed timbers and floor boards. Radiator. Storage cupboard.

Bedroom 2 4.73m (15ft 3in) x 3.87m (12ft 6in) With two windows to front with secondary glazing. Exposed timbers and floor boards. Radiator.

Inner Landing With exposed timbers. Window to front. Airing cupboard housing pressurized hot water tank. Radiator. Pendant light fitting. Access to roof space.

Bedroom 4 4.52m (14ft 7in) x 3.66m (11ft 10in) With exposed timbers. Window to rear. Fitted wardrobes. TV point. Radiator. Carpet. Pendant light fitting.

Bathroom Beautifully appointed with VILLEROY & BOSCH free standing bath with mixer tap and hand held shower attachment. Walk-in shower cubicle with raindrop shower and hand held attachment. WC and wall hung wash hand basin. Matching wall and floor tiling. Chrome ladder radiator. Ceiling down lights. Extractor fan. Exposed timbers. Window to rear with garden views.

Annexe Full details below.

Entrance Hall With oak front door. Fitted matwell. Pendant light fitting. Doors to:

Living/Dining Room 4.90m (15ft 10in) x 4.80m (15ft 6in) With engineered oak flooring. Exposed timbers. Windows to front and side. Door to garden. TV point. Two pendant light fittings. Sink unit base cupboard under and integrated fridge. Cupboard housing boiler and fuse box.

Bedroom 4.80m (15ft 6in) x 4.08m (13ft 2in) With Velux window and window to front. Exposed timbers. Radiator. Carpet. Sliding door to:

En-Suite Shower Room Window to rear with obscured glass. Tiled flooring. Walk-in shower cubicle with raindrop shower and hand held attachment. WC and wash hand basin. Radiator. Ceiling down lights. Extractor fan.

Outside With a gravelled courtyard. The annexe has an adjoining wood shed and double garage. **EV CHARGING POINT**

Grounds

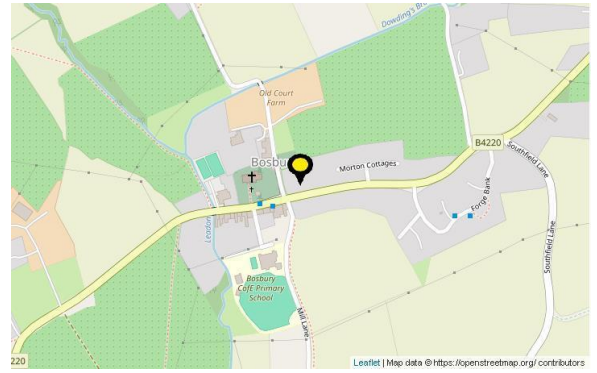
The property is set back from the road behind a low stone wall and hedging. Double wooden gates gives access to a generous parking area and to the annexe with attached garage and garden store 17'7 x 14'2'. The front garden is a delightful "cottage style" with an abundance of seasonal flowers with an attractive Rose arch and pathway leading to the front door.

The grounds to The Dog are a true delight extending to approximately an acre, with sweeping lawns, beautifully planted flowerbeds, mature shrubs and trees and a wildlife garden and pond. A paved and gravelled terrace to the rear of the property is a lovely place to sit and enjoy this delightful garden. For the keen gardener there is a vegetable and soft fruit area including gooseberries, blackcurrants, white currants, raspberries and rhubarb. A five bar gate to the side of the property gives access to the rear garden. Included in the sale are two greenhouses, useful potting shed and a Summerhouse.



Directions

From the agent's Ledbury office turn left at the traffic lights and proceed along the High Street and the Homend. Bear right at the railway station on to the B4214. Continue out of Ledbury and proceed in to the village of Bosbury. The property is located on the left hand side just after the church.



Services

We have been advised that mains services 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.

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 "G"

EPC The EPC rating for this property is E (46).



TOTAL FLOOR AREA : 3259 sq.ft. (302.8 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 Metropix ©2024



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 leases 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.

