

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A CHARMING GRADE II LISTED DETACHED COUNTRY COTTAGE SITUATED WITHIN THE SOUGHT AFTER VILLAGE OF CODDINGTON OFFERING CHARACTERFUL FOUR BEDROOMED ACCOMMODATION WITH TWO RECEPTION ROOMS, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, ATTACHED GARAGE, FURTHER DOUBLE GARAGE WITH WORKSHOP, OUTBUILDINGS AND DELIGHTFUL GARDEN AND PADDOCKS IN ALL APPROXIMATELY 15 ACRES. EPC E

VIEWING ESSENTIAL

Phelps Cottage – Guide Price £950,000

Coddington, Ledbury, Herefordshire, HR8 1JH

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Phelps Cottage

Location & Description

The village of Coddington is set amidst unspoilt farmland and is convenient for access to the popular village of Colwall, which is approximately 3 miles distant. Colwall offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. From Colwall, there is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington. Ledbury is approximately 4 miles distant and offers a wider range of facilities and amenities including supermarkets and banks. The cities of Hereford and Worcester are approximately 16 miles distant.

Property Description

Phelps Cottage is a charming Grade II Listed detached country cottage situated in the delightful village of Coddington surrounded by wonderful countryside with views toward the Malvern Hills. It is understood that the original cottage dates back to the 1500's with extensions carried out by the current owners in the 1970's and 1980's creating this lovely family home.

The well presented accommodation is arranged on the ground floor with an enclosed porch, entrance hall, sitting room with original exposed beams, dining room, breakfast kitchen and rear porch with cloakroom off.

To the first floor is the master bedroom with en-suite shower room, three further bedrooms and the family bathroom; the bedrooms all enjoy views overlooking the garden.

The gardens are a true delight, extending to approximately one acre and comprising lawns, prolifically planted flower borders with a wonderful selection of cottage garden flowers, trees and shrubs and for the keen gardener a large vegetable area with fruit cage, polytunnel and greenhouse. Adjoining the gardens are 14 acres of paddocks with gated access, water supply and outbuildings.

Phelps Cottage is approached by its own private track leading to the driveway with parking for several vehicles and the double garage / workshop.

With so much to offer, an early inspection is essential.

The accommodation with approximate dimensions is as follows:

Enclosed Porch

With part glazing, Tiled floor. Double glazed window and door to:

Entrance Hall

With double glazed picture window. Stairs to first floor. Radiator. Latch doors to:

Sitting Room 7.10m (22ft 11in) x 3.92m (12ft 8in)

Characterful with exposed timbers. Dual aspect double glazed windows. Feature fireplace with multi stove. Two radiators.





Dining Room 5.66m (18ft 3in) x 3.30m (10ft 8in)

With exposed timbers. Brick fireplace with multi-fuel stove. Double glazed windows to side and door to rear courtyard. Two radiators.

Kitchen/Breakfast Room 5.27m (17ft) x 3.66m (11ft 10in)

Fitted with a range of handmade pine units. Oil fired Rayburn range cooked with back boiler. Electric double oven. Ceramic two ring hob. Space for fridge and washing machine. Stainless steel sink/drainage unit. Dual aspect double glazed windows to front and side. Inset downlights. Radiator.

Rear Porch

With tiled floor. Double glazed window and door to rear courtyard. Door to:

Cloakroom

Comprising WC and wash hand basin. Tiled floor. Double glazed window to rear.

First Floor Landing

With original exposed timbers. Double glazed windows overlooking the garden. Radiator. Latch doors to:

Master Bedroom

Dual aspect double glazed windows with views over the garden. Radiator. Door to:

En-Suite Shower Room

With double glazed window to side overlooking the garden. White suite comprising WC. Vanity unit with inset wash hand basin. Walk-in shower cubicle with MIRA electric shower. Tiled surrounds. Inset downlights. Chrome ladder radiator. Hatch to roof space.

Bedroom 2 4.26m (13ft 9in) x 3.69m (11ft 11in)

With two double glazed windows with garden views. Original exposed timbers. Fitted wardrobe. Radiator. Access to roof space.

Bedroom 3 4.08m (13ft 2in) x 3.64m (11ft 9in)

With original exposed timbers. Double glazed windows to front and rear. Pine fitted wardrobes. Radiator.

Bedroom 4 3.35m (10ft 10in) x 2.89m (9ft 4in)

Original exposed timbers. Double glazed window to front. Window to landing. Fitted cupboard. Radiator. Hatch to roof space.

Bathroom

With white suite comprising panelled bath. WC. Bidet. Vanity unit with inset wash hand basin. Recessed shelving. Fully tiled walls. Wood effect flooring. Ladder radiator. Airing cupboard housing hot water tank. Ceiling downlights. Double glazed window to front with obscured glass.

Outside

The cottage is accessed via a long private driveway giving access to the generous parking area, detached double garage 19'8x17'2 with adjoining workshop 17'1x10'2 and gates to the adjoining paddocks.

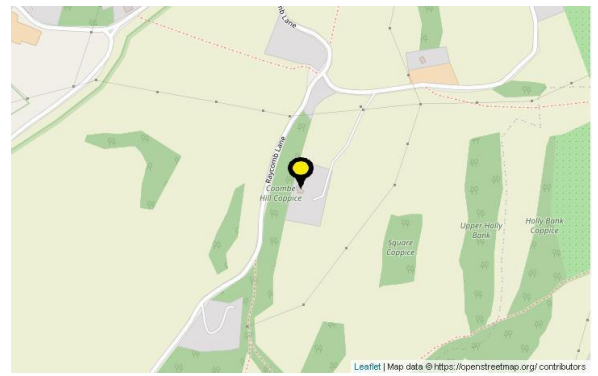
The gardens of approximately one acre are a true delight laid to lawn and with an array of seasonal flowers, mature trees and shrubs. A pathway to the front of the property gives access to a private courtyard and raised seating areas. For the keen gardener there is a polytunnel, greenhouse, large vegetable beds and fruit cages, offering a lovely selection of soft fruit to include blackcurrants, gooseberries and raspberries. The orchard offers several varieties of apple including Bramley, Discovery, Worcester and Grenadier.

14 acres of paddocks surround the property, these border the length of the driveway and beyond the cottage, from where wonderful views of the Malvern Hills and Cleve Hills can be enjoyed.



Directions

WHAT3WORDS - LIVES.ULTRA.FOLKS



Services

We have been advised that mains electricity and water are connected to the property. Central heating is via an oil fired Rayburn. Private drainage is via a septic tank. 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) or Colwall Office (01684 540300)

Council Tax COUNCIL TAX BAND "F" 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 (43).



TOTAL FLOOR AREA: 2377 sq.ft. (220.9 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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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.

