



A MOST ATTRACTIVE INDIVIDUAL DETACHED COTTAGE SITUATED CLOSE TO THE VILLAGE OF STRETTON GRANDISON SET WITHIN A LARGE MATURE GARDEN WITH ACCOMMODATION COMPRISING TWO RECEPTION ROOMS, FITTED KITCHEN WITH BI-FOLD DOORS OPENING ONTO THE GARDEN, THREE BEDROOMS, EN-SUITE SHOWER ROOM AND FAMILY BATHROOM, DETACHED GARAGE & WORKSHOP WITH GENEROUS OFF ROAD PARKING.

EPC(D) NO CHAIN

Broadlands - Offers in Excess of £550,000

Stretton Grandison, Ledbury, Herefordshire, HR8 2TT

3 2 2

Broadlands

Location & Description

The hamlet of Stretton Grandison is situated approximately 10 miles east of the cathedral city of Hereford and 9 miles northwest of the market town of Ledbury, which offers a range of local facilities and amenities including shops, schools, churches, restaurants, a theatre, doctors surgeries, community hospital and a mainline railway station with direct links to Birmingham New Street and London Paddington. It is also accessible for the cities of Worcester, Gloucester and Cheltenham. The M50 motorway situated south of Ledbury and the M5 at Worcester provide excellent national communications. Local facilities are available at Newtown Crossroads (approx. a quarter of a mile away) where there is a filling station and a general store/post office.

Property Description

Situated on the edge of Stretton Grandison adjacent to the A417, Broadlands is a beautifully presented detached cottage set in a good sized private garden, with a generous parking and turning area leading to a detached garage and workshop.

The cottage has been improved and extended over the years offering deceptively spacious accommodation. On the ground floor is a reception hall with cloakroom off, two generous reception rooms and a re-fitted breakfast kitchen with bi-fold doors opening onto the private rear garden. To the first floor is the master bedroom with dressing/ lounge area, two further bedrooms, one with en-suite shower room and a separate family bathroom.

A particular feature of the property is the large garden which is laid mainly to lawn, interspersed with a lovely selection of mature shrubs and trees. For the keen gardener there is a market garden with raised vegetable beds and an orchard to include Victoria plum, damson, pear, apple and cherry trees. Immediately adjacent to the cottage is a gravelled seating area to enjoy drinks and alfresco dining whilst enjoying the garden views.

The current owners have made the most from the generous garden having installed a covered BBQ Hobbit Hut with seating and a garden room.

The agent recommends an early inspection to appreciate all that this wonderful family home and garden have to offer.

Storm Porch

With pitched tiled roof. Outside Light.
Tiled floor.

Entrance Hall

With entrance door. Tiled flooring. Attractive painted wall panelling. Exposed timbers. Door to:

Cloakroom

With WC and wash hand basin. Chrome ladder radiator. Front facing obscured window. Tiled flooring.

Hallway

With oak flooring. Radiator. Staircase to first floor with useful understairs storage cupboard. Doors to:

Breakfast/Kitchen 4.65m (15ft) x 3.13m (10ft 1in)

Re-fitted with a range of painted wooden fronted units comprising wall mounted cupboards and base units, tall pull out larder cupboard, open shelving display. Belfast sink with oiled oak worktops over and tiled surrounds. Integrated dishwasher, oil fired Aga, separate electric oven with two plate hob. Attractive tiled flooring. Bi-fold doors to the rear opening onto the garden. Further window to front. Painted ceiling timbers.





Sitting Room 5.61m (18ft 1in) x 4.00m (12ft 11in) max

Front facing double glazed windows. Feature exposed brick fireplace with quarry tiled hearth and wood burner. Painted ceiling timbers. Oak flooring. Double radiator. Wall lights. Glazed double doors opening to:

Dining Room 6.28m (20ft 3in) x 3.80m (12ft 3in)

Overlooking the rear garden with double glazed windows to rear. French doors opening onto the paved terrace. Painted Ceiling beams. Oak flooring. Double radiator.

First Floor Landing

Window to front. Useful storage cupboard. Hatch to roof space. Radiator.

Master Bedroom 6.97m (22ft 6in) x 3.66m (11ft 10in)

Well proportioned room with double glazed windows overlooking the rear garden. Dressing area with double fitted wardrobes. Two double radiators.

Bedroom 2/ Guest Room 3.13m (10ft 1in) x 3.72m (12ft) plus ensuite

With double glazed window overlooking the rear garden. Double radiator. Door to :

Ensuite Shower Room

Fitted with low level WC, wash hand basin, shower cubicle with tiled surrounds and MIRA electric shower. Ladder towel radiator. Extractor fan.

Bedroom 3 3.80m (12ft 3in) x 2.48m (8ft)

With double glazed window overlooking the rear garden. Double radiator.

Bathroom 3.04m (9ft 10in) x 2.04m (6ft 7in)

Comprising WC, wooden vanity unit with inset wash hand basin, attractive free standing claw foot bath with shower attachment. Separate shower cubicle with MIRA electric shower. Fully tiled surrounds. Tiled flooring. Double glazed window to front. Radiator.

Outside

Gated access to the front of the property leads to a generous area of parking with a turning area, in turn giving access to a detached garage and workshop with electric up and over door.

The principle enclosed private garden is to the rear, laid mainly to lawn interspersed with a fine selection of mature trees and shrubs. Immediately adjacent to the cottage is a gravelled and paved seating area to enjoy a drink and alfresco dining from where the garden view can be enjoyed. To the rear of the garden is an orchard with a selection of fruit trees including pear, apple, Victoria plum, damson and cherry along with a market garden area with raised vegetable beds. To maximise the garden the current owners have installed a feature pond, a BBQ Hobbit Hut with seating and garden room.

Two sheds (one currently used as a craft room) and a wood store are included in the sale. Useful outside tap.



Directions

From Ledbury take the A438 towards Hereford. At the Trumpet crossroads turn right onto the A417 towards Leominster. Continue through the villages of Ashperton and Stretton Grandison and the property will be found on the left hand side soon after passing the sign for Yarkhill. (2nd driveway after the sign)



Services

We have been advised that mains electricity and water are connected to the property. Drainage is to a private system. The central heating system is oil fired. 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 infer 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 formerly 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 "F"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (55).

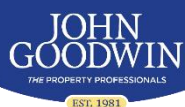
GROUND FLOOR



1ST FLOOR



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 Metaplan 12/2013



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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.
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