

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN EXCEPTIONALLY WELL PRESENTED DETACHED FAMILY HOME OCCUPYING A SECLUDED POSITION ON THE OUTSKIRTS OF THE RURAL HAMLET OF RUSHALL ENJOYING FANTASTIC FAR REACHING VIEWS TOWARDS THE MALVERN HILLS AND OFFERING ACCOMMODATION COMPRISING TWO RECEPTION ROOMS, REFITTED BREAKFAST KITCHEN, THREE BEDROOMS (ONE EN SUITE), FAMILY SHOWER ROOM, ELECTRIC GATES WITH GENEROUS PARKING AREA, DETACHED DOUBLE GARAGE WITH STUDIO ABOVE AND MATURE GROUNDS EXTENDING TO APPROXIMATELY HALF AN ACRE.

VIEWING ESSENTIAL. EPC D.

Pear Tree Cottage – Offers Over £750,000

Rushall, Ledbury, Herefordshire, HR8 2PA

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Pear Tree Cottage

Location & Description

Pear Tree Cottage is located on the outskirts of the rural hamlet of Rushall, approximately 2 miles from the village of Much Marcle where there is a primary school, church, village hall and public houses. The popular town of Ledbury is approximately 6 miles distant and has an excellent range of local facilities and amenities including shops, secondary and primary schools, churches, hotels, restaurants, community hospital, theatre and mainline railway station. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles from Ledbury and the M50 motorway is approximately 4 miles to the south of the town

Property Description

Occupying an idyllic position surrounded by open countryside, Pear Tree Cottage is an extremely well presented detached family home affording fine views towards the Malvern Hills. The property has been greatly improved by the current vendors, both internally and externally, with an extensive schedule of works taking place to include a new superbly appointed solid oak kitchen with AEG appliances all new radiators throughout, newly fitted external doors, all new gutters and replacement fencing.

Extending to approximately 1821 square feet, the accommodation on the ground floor comprises an entrance porch, spacious entrance hall, cloakroom, dual aspect sitting room with an impressive log effect remote controlled gas fire, separate dining room and a contemporary breakfast kitchen with a wood burning stove. On the first floor, a landing leads to the master bedroom with an en suite bathroom, two further bedrooms, study area and a family shower room.

Outside, Pear Tree Cottage is approached by an electronic gated access leading to a generous area of parking and a **DETACHED DOUBLE GARAGE** with a **STUDIO** room above. The property enjoys a private wrap around garden extending to approximately **HALF AN ACRE** with a sloping area of lawn, attractive paved patio and an interesting variety of plants and shrubs.

With so much to offer, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Porch

Newly fitted entrance door. Side facing windows. Recessed spotlights. Space for coat hooks. Coir matting. Door to

Entrance Hall

Wall lights. Radiator. Stairs to first floor with understairs storage cupboard. Doors to

Cloakroom

Opaque glazed window. Recessed spotlight. Vanity wash hand basin. Low level WC. Chrome ladder style towel rail. Tiled floor.

Sitting Room 6.07m (19ft 7in) x 5.24m (16ft 11in)

Flooded with light and enjoying a triple aspect overlooking the garden and towards the Malvern Hills. Wall lights. Radiator. Newly installed feature log effect fire (bottled gas) with slate hearth. TV point. French doors opening onto paved terrace.

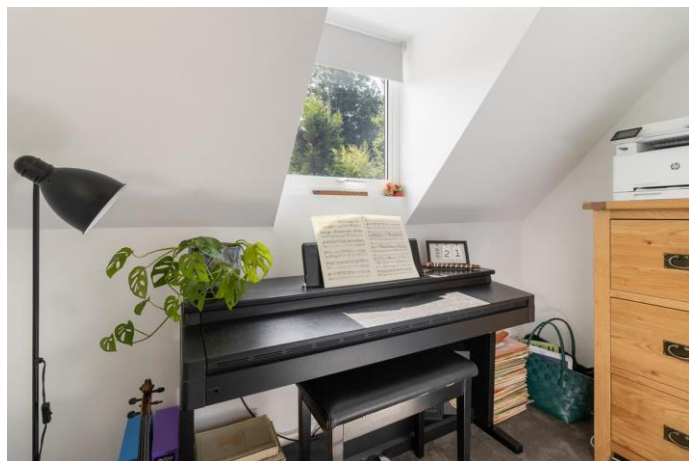
Dining Room 5.24m (16ft 11in) x 3.59m (11ft 7in)

Enjoying a dual aspect overlooking the garden. Ceiling light. Recessed spotlights. Radiator. TV point. Open to

Breakfast Kitchen 5.27m (17ft) x 4.78m (15ft 5in)

Superbly appointed with a contemporary range of solid oak floor mounted units with Quartz work surface over, inset double sink unit with bevelled drainer and matching upstands. Integrated **STEAM OVEN** and





combination **MICROWAVE/OVEN/GRILL, DISHWASHER, FRIDGE FREEZER** and additional **FREEZER**. Large 5 ring induction HOB with cooker hood over. There is also a matching central island with additional cupboards.

Front and rear facing windows overlooking the garden. Recessed spotlights. Pendant ceiling lights. Radiator. Feature inglenook fireplace with inset wood burning stove. Tiled floor. Door to outside.

First Floor Landing

Spacious landing with front facing window overlooking the garden. Ceiling light. Access to loft space. Radiator. Doors to

Bedroom 1 6.07m (19ft 7in) x 5.24m (16ft 11in)

Enjoying a dual aspect with fantastic far reaching views across the surrounding countryside towards the Malvern Hills. Ceiling light. Range of built in wardrobes with hanging rail and shelving. Radiator. Door to

En Suite Bathroom

Suite comprising panel bath with shower over and shower screen. Pedestal wash hand basin. Low level WC. Window. Recessed spotlights. Extractor fan. Tiled walls. Radiator. Tiled floor.

Inner Landing

Recessed spotlights. Access to loft space. Linen cupboard with shelving. Open to

Study Area

Window overlooking the garden. Wall light

Bedroom 2 5.30m (17ft 1in) x 3.44m (11ft 1in)

Enjoying a dual aspect overlooking the garden. Built-in wardrobe and shelving. Recessed spotlights. Radiator.

Bedroom 3 2.79m (9ft) x 2.73m (8ft 10in)

Rear facing window. Ceiling light. Radiator.

Shower Room

Suite comprising large walk in shower enclosure, vanity wash hand basin with drawers below, low level WC. Rear facing window. Ceiling light. Extractor fan. Tiled walls. Radiator. Tiled floor.

Outside

Pear Tree Cottage is approached by a right of access across a green lane with an electronic gated entrance leading to a sweeping driveway providing a generous area of parking with turning area. There is a **DETACHED DOUBLE GARAGE** (18'5" x 18'0") with electric roller doors, power, light and water connected. A new metal external staircase leads to a **STUDIO** above the garage with Velux roof lights, power and light connected. The studio would be ideal as a home office/hobby room/gym.

There is also a **BOILER ROOM** with a floor mounted oil fired boiler and space and plumbing for a washing machine.

Grounds

Pear Tree Cottage enjoys a secluded wrap around garden extending to approximately **HALF AN ACRE**. There is an attractive paved patio area to the front of the property, which has recently been re-laid with a low lying brick wall. From here, a set of steps lead to a sloping area of lawn with established shrub borders and several mature trees.

A pathway continues around to the rear of the property with a further area of lawn and a colourful display of plants.

A new large garden shed is included in the sale.

Directions

What3Words: class.nets.scrolled

Tenure

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



Services We have been advised that mains electricity and water are connected to the property. Heating is oil fired. Drainage is to a private system. Fast fibre broadband is connected. There are solar panels, which contribute towards the electricity. 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.

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 from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (64).

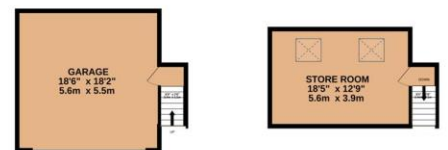
GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
909 sq.ft. (84.4 sq.m.) approx.



GARAGE
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 2444 sq.ft. (227.1 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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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.

