



A FULLY REFURBISHED VERY CHARMING AND GRADE II LISTED HALF TIMBERED TWO BEDROOMED TOWN COTTAGE OF GREAT CHARACTER TUCKED AWAY IN A QUIET BACK ALLEY WITHIN THE MARKET TOWN OF LEDBURY. EPC TBC

Tudor Cottage – Guide Price £250,000

18B High Street, Ledbury, HR8 1DS



Tudor Cottage

Location & Description

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Property Description

A true hidden gem tucked away in a most convenient yet quiet position with the centre of the market town of Ledbury. The grade II listed property is located behind the main street properties of the town and is approached by a cobbled lane.

Tudor Cottage has recently undergone extensive improvements to an exceptional standard yet keeping its genuine and charming period character. Some of the finest exposed half timbering in the town is boasted throughout the property which comprises entrance hall with generous storage cupboard and utility room. A ground floor principal bedroom and ensuite. Underfloor heating throughout the downstairs. The first floor features a living room of great character with a dining area leading through to an integrated kitchen with a further bedroom and shower room.

The market town of Ledbury provides an excellent range of facilities and amenities all of which are only a short walk from the property.

The accommodation with approximate dimensions is as follows:

Entrance Hall

A wooden door with double glazed panel enters into a generous entrance hall way with two ceiling lights, flagstone tiled flooring with under floor heating. Doors to first bedroom, utility and storage cupboard containing the fuse board. Original exposed beams.

Bedroom 1 4.83m (15ft 7in) x 3.95m (12ft 9in)

Ceiling light point. Three single glazed windows to the side aspect, one secondary glazed window to the rear aspect. A brick built fireplace with inset log burner on a tiled hearth. Flagstone tiled flooring. Under floor heating. Door into...

En Suite

Three spot down lights. Obscure glass door to side aspect. Tied walls. Roll top bath with chrome taps. High level toilet. Chrome heated towel rail. Ceramic sink with chrome taps. Flagstone tiled flooring. Double shaving point. Extractor fan. Underfloor heating.

Utility 2.09m (6ft 9in) x 2.01m (6ft 6in)

With composite work top and space for undercounter washing machine and tumble dryer. Electric boiler and water tank. Four spot down lights. Flagstone tiled floor with under floor heating.





To The First Floor

A modern and stylish contrasting staircase with glass rail opens into...

Living Room 5.68m (18ft 4in) x 4.83m (15ft 7in)

A light and airy room with vaulted ceiling and exposed beams. Two chandelier style pendant lights. Five secondary glazed windows to the side aspect, one to the rear aspect and two double glazed velux windows. A brick built fireplace with tiled hearth and log burner. Two column radiators. Original wooden floorboards. Open through to...

Dining Area 4.85m (15ft 8in) x 1.96m (6ft 4in)

With pendant lighting. Tunnel sky light. Column radiator. Wooden floorboards. Expose feature wattle and daub wall. Open with step up through to Kitchen. Space for dining table.

Kitchen 4.68m (15ft 1in) x 2.06m (6ft 8in)

Six spot downlights. Large single glazed sash window to the side aspect. A range of base units with a composite worktop and inset ceramic sink and drain unit with brass taps. Four ring electric hob and electric oven with over head extractor fan. Over head shelving. Column radiator. Space for dishwasher, fridge freezer and breakfast table. Exposed beams.

Bedroom 2 4.62m (14ft 11in) x 2.58m (8ft 4in)

Step up from the hall way. Pendant lighting. Two skylight windows. Secondary glazed sash window to the front aspect. Column radiator. Wooden floorboards.

Shower Room

Two spot lights. Single glazed window to the side aspect. A walk in mains powered double shower with tiled walls and chrome taps. Low level toilet. Ceramic sink with chrome mixer tap. Heated chrome towel rail. Tile effect vinyl flooring. Double shaving point. Extractor fan.

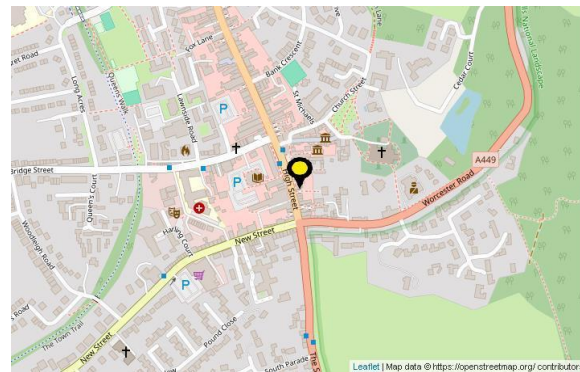
Outside

A front court yard with tiled flooring and wrought iron gate and fencing. A brick built wood store and outside lighting.



Directions

From The John Goodwin Ledbury Office turn left onto New Street and immediately left at the crossroads. On the right hand side of the high street to the right of "Blandfords" shop is Tilly's Alley. Travel down Tilly's Alley where the property can be found shortly on your right hand side.



Services

We have been advised that mains electricity and drainage 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) or Colwall Office (01684 540300)

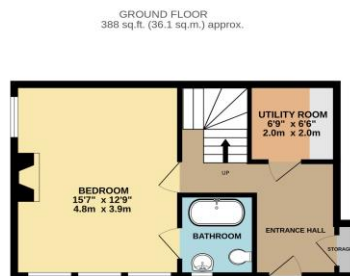
Council Tax

COUNCIL TAX BAND "A"

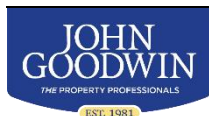
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is () .



TOTAL FLOOR AREA: 998 sq.ft. (92.7 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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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 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.

