



**A CHARMING END OF TERRACE COUNTRY COTTAGE WITH MANY FINE FEATURES BENEFITING FROM ELECTRIC HEATING AND DOUBLE GLAZING HAVING A FITTED KITCHEN WITH APPLIANCES, 2 RECEPTION ROOMS, CONSERVATORY, BATHROOM, 2 DOUBLE BEDROOMS, ENCLOSED PRIVATE REAR GARDEN, ADDITIONAL AREA OF LAND, GARAGE AND OFF ROAD PARKING FOR 2 CARS**

**EPC: E      INSPECTION RECOMMENDED**

## Cider Cottage – Guide Price: £289,995

Falcon Lane, Ledbury Herefordshire HR8 2JS

2 2 1



# Cider Cottage

## Location

The property is well positioned for easy access to the popular town of Ledbury which has an extensive 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 sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

## Property Description

An interesting split-level end of terrace cottage in a very pleasant rural location within easy reach of Ledbury.

The well presented accommodation has many fine character features and benefits from electric heating and double glazing. It is arranged on the ground floor with a fitted kitchen, dining room, sitting room with fitted log burner, a conservatory and a bathroom with WC. On the first floor there are two double bedrooms.

Outside there is a pleasant enclosed and private rear garden. There a single garage in a nearby block with off road parking to the front of the garage. There is a further parking space by the front door of the cottage. The cottage also has a further area of land located to the rear of the garages.

## ACCOMMODATION:

### Canopy Porch

### Kitchen 4.39m (14ft 2in) x 2.71m (8ft 9in)

Well fitted with a range of contemporary units comprising a one and half bowl ceramic sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Wooden worktops with tiled surrounds. Built-in double oven with 4-ring induction hob. Extractor fan. Integral dishwasher, fridge and freezer. Attractive stripped staircase to first floor. Built-in understairs cupboard. Double glazed windows to front and side. Double glazed composite front door to side. Stripped door to bathroom. Steps down through a feature archway to the dining room.

### Bathroom

Fitted with a white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash basin with tiled splashback and a WC. Wall mounted infrared panel heater. Extractor fan. Plumbing for washing machine. Tiled floor. Double glazed window to front.







### **Dining Room 4.23m (13ft 8in) x 2.84m (9ft 2in)**

With a built-in understairs cupboard. Wall mounted electric heater. Double glazed window to rear. Archway through to sitting room.

### **Sitting Room 4.23m (13ft 8in) max. x 3.28m (10ft 7in) max.**

Having a feature stone fireplace with fitted Clearview log burning stove. TV point. Double glazed window to rear. Double glazed door to conservatory.

### **Conservatory 3.80m (12ft 3in) max. x 2.32m (7ft 6in)**

With wall mounted electric heater. Double glazed surrounds. Double glazed double door to rear garden.

### **Small Landing**

With built-in cupboard housing a lagged hot water cylinder. Attractive stripped floor.

### **Bedroom 1 4.18m (13ft 6in) x 2.84m (9ft 2in)**

With wall mounted electric heater. Access to roof space. Stripped floor and door. Double glazed window to rear.

### **Bedroom 2 4.23m (13ft 8in) max. x 3.28m (10ft 7in) max.**

With two fitted double wardrobes. Wall mounted electric heater. Stripped floor and door. Double glazed window to rear.

### **Outside**

To the rear of Cider Cottage there is an enclosed and private garden which is pleasantly arranged with a large paved terrace, gazebo and a selection of established plants and shrubs including a feature wisteria. There is a useful shed and an outside light. A gate to the side provides pedestrian access to the garden.

The property has a single garage located in a block opposite the cottage. There is off road parking for one car immediately in front of the garage with a further parking space for one car by the front door of the property.

Cider Cottage also has a further area of land located behind the garage block. This is arranged with an area of lawn, vegetable garden and soft fruit patch.

### **Services**

We have been advised that mains water and electricity are connected to the property. Drainage is to a shared private system. 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.

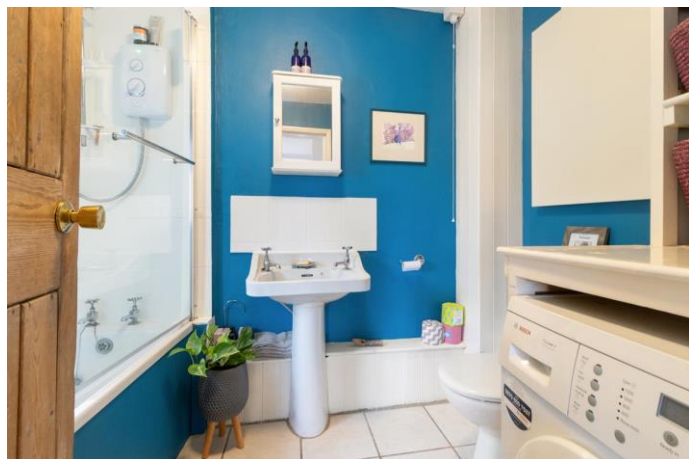
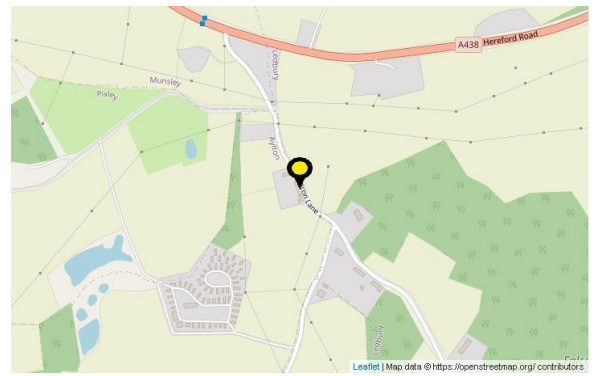


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IN THE YEAR



## Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Bear left at the railway station and proceed down the Hereford Road. At the roundabout take the third exit onto the A438. Continue out of Ledbury and after approximately 1¾ miles turn left into Falcon Lane. Proceed for a short distance and the property will then be located on the right hand side.



## 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

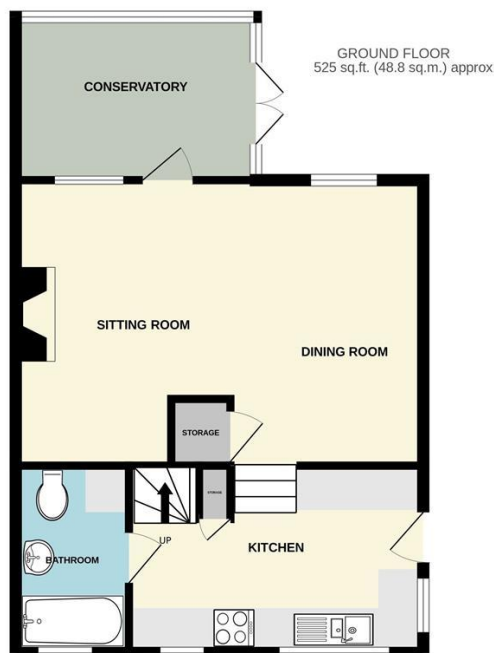
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND: C

## EPC

The EPC rating for this property is E (39)



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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.

