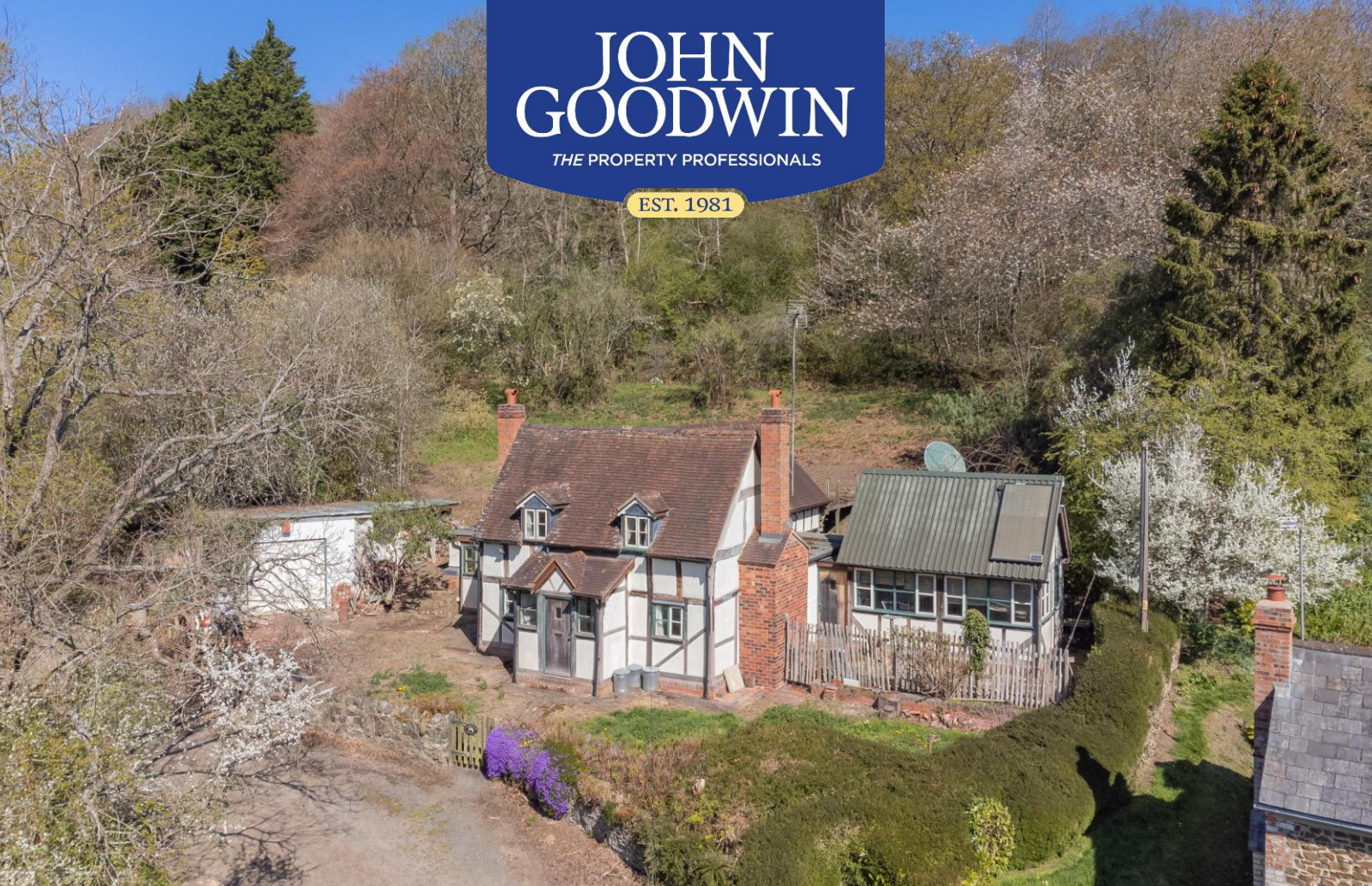


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST INTERESTING DETACHED CHARACTER COTTAGE OCCUPYING AN IDYLIC POSITION WITHIN THE HAMLET OF WHITELEAVED OAK AFFORDING FANTASTIC FAR REACHING VIEWS AND OFFERING THREE BEDROOMED ACCOMMODATION IN NEED OF FURTHER IMPROVEMENT WITH TWO RECEPTION ROOMS, TWO SHOWER/BATHROOMS, DETACHED GARAGE AND A HILLSIDE GARDEN.

EPC E. NO ONWARD CHAIN.

Ragged Stone Cottage – Guide Price: £450,000

Bromsberrow, Ledbury, Herefordshire, HR8 1SE

3 2 2



Ragged Stone Cottage

Location

Whiteleaved Oak is a hamlet within Herefordshire, lying in a valley at the southern end of the Malvern Hills between Ragged Stone Hill and Chase End Hill where the counties of Herefordshire, Worcestershire and Gloucestershire meet. Whiteleaved Oak was first named by Henry Dingley in 1584, a Verderer of Malvern Chase (a forestry official in the Middle Ages). Whiteleaved Oak was home to a 500 year old oak tree, which was thought to be sacred. In 1584 Dingley notes that near the southernmost boundary of the chase grew 'a geate Oake caulled the White Leaved Oake, (which) bereth white leaves'. Written before 1924, "so many pole of all sorts came to see the tree with variegated leaves, trespassing in the filed, breaking the hedge and doing other damage to the tenant that Mr Ricardo had it cut down". In 1982, the Hills conservators planted 3 Oak trees, one in each of the Three Counties which meet here in the hamlet. Sadly one of the Oak trees was destroyed in a fire in 2020.

Property Description

Ragged Stone Cottage occupies an idyllic position within the tranquil hamlet of Whiteleaved Oak. The property has been a much loved home for many years, with the previous owner being a visionary and ahead of his time. Whilst the property is in need of further improvement, it boasts a wealth of character features including extensive exposed timbers, exposed stone and brickwork, impressive exposed floorboards and beautiful flagstone floors. An extension was added in 2004, to create an additional reception room adjoining the kitchen, which offers a fantastic space for entertaining or the potential to be used as a home office/hobby room. With a sympathetic schedule of works, Ragged Stone Cottage offers a unique opportunity to become a wonderful family home within a sacred place.

Benefitting from ground source heating, the accommodation is arranged on the ground floor with an entrance porch, 22 ft long sitting room with two wood burning stoves, breakfast room, kitchen, dining room, utility room and a cloakroom. On the first floor, a landing leads to the principal bedroom with an en suite and walk in wardrobe, two further bedrooms and a bathroom.

Outside, Ragged Stone Cottage enjoys an elevated position with superb far reaching views and a hillside garden. There is a **DETACHED GARAGE** with an area of parking to the front.

Offered with no onward chain, an internal inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Wooden door entering into part timbered Entrance Hall with windows to the front aspect and stone flooring.

Sitting Room 7.07m (22ft 10in) x 4.75m (15ft 4in)

With two inglenook fireplaces, each with a wood burning stove. Two windows facing towards the front of the property. Radiator. Storage cupboard. Staircase leading to the first floor.





Breakfast Room 4.65m (15ft) x 2.73m (8ft 10in)

Exposed brickwork and timbers. Radiator. Inset downlighting. Stone flooring. Door to Kitchen and Utility Room.

Kitchen 3.25m (10ft 6in) x 2.82m (9ft 1in)

Fitted wooden wall and base units with integrated electric oven with ceramic hob. Stainless steel double sink unit with drainer with tiled surround. Stone floor. Exposed timbers. Ceiling downlighting. Stable doors leading to Dining Room (described later).

Utility Room 3.87m (12ft 6in) x 3.23m (10ft 5in)

Door and window to the front aspect and further window to the rear. Ground source heating boiler. Radiator. Stone flooring. Stainless steel sink unit with under-counter storage cupboard. Plumbing for washing machine. Down lighting and light tunnel. Door to

Cloakroom

Stone floor. Light tube and window to the rear aspect. Low level toilet and wash basin. Downlighting.

Dining Room 4.90m (15ft 10in) x 3.23m (10ft 5in)

Extended in approximately 2004 with doors to the front and rear aspect. Double glazed windows to the front aspect with views and a further side facing window. Vaulted ceiling. Exposed timbers. Stone floor. Radiator. TV point.

On The First Floor

Landing with exposed wooden staircase. Exposed timbers and floorboards. Window to the side aspect. Radiators. Step up to

Bedroom 1 4.03m (13ft) x 3.41m (11ft)

Vaulted ceiling with exposed timbers and floorboards. Windows to the rear and side aspect. Radiator. Walk in wardrobe. Door to

Ensuite

Suite comprising shower cubicle, low level WC and wash hand basin. Strip lighting. Wooden flooring and extractor fan.

Bedroom 2 3.41m (11ft) x 2.71m (8ft 9in)

Exposed floorboards and timbers. Hatch to roof space. Window to the front aspect with views.

Bedroom 3 3.54m (11ft 5in) x 2.58m (8ft 4in)

Exposed timbers and floorboards. Window to the front aspect.

Bathroom

Exposed timbers and floorboards. Window to the side aspect. Suite comprising low level WC, wash hand basin, panelled bath, vanity unit. Towel radiator.

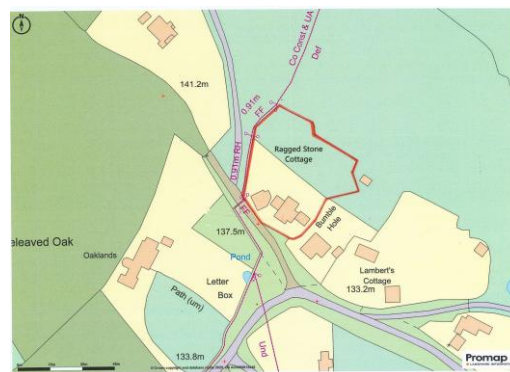
Outside

Enter via a pedestrian gate and follow a brick pathway to the front of the cottage. Double wooden gates lead to a parking area with access to **DETACHED GARAGE**. To the front of the property there is a low stone wall and some hedging. Steps continue to the rear of the property there is a hillside garden mainly laid to lawn with a wooded backdrop.



Directions: From the Agent's Ledbury office continue over the traffic lights onto the Worcester Road for 1 mile then bear right sign posted Eastnor and Tewkesbury. Continue for approximately 3.6 miles, passing through Eastnor and into Hollybush. Just before the green building, turn right onto Chase End Road. Continue along this road and on reaching the junction, turn right. Continue along this road and on reaching the small village green, postbox, stocks and notice board, there is a track on the right hand side, which is where Ragged Stone Cottage can be found.

What3Words: sports.couch.vintages



Services

We have been advised that mains electricity and water are connected. Heating is via a ground source heat pump. Drainage is to a private system, which is likely to be in need of replacement. 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

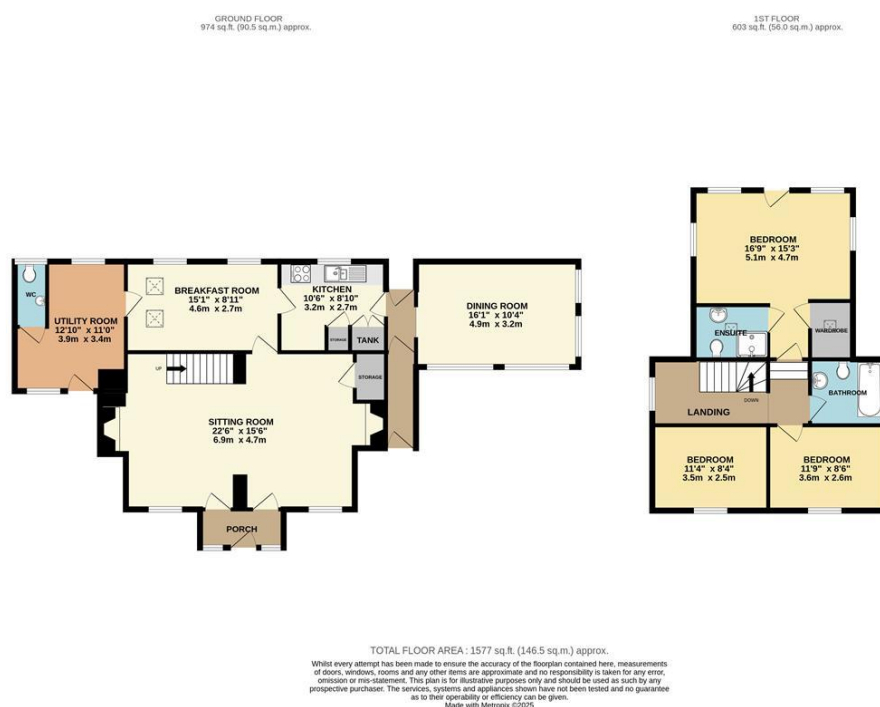
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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).

Council Tax COUNCIL TAX BAND "E" (Malvern Hills). 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 (48).



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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.

