

JOHN  
GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



ENJOYING A RURAL LOCATION AMIDST GLORIOUS HEREFORDSHIRE COUNTRYSIDE A CHARMING DETACHED TWO BEDROOMED SINGLE STOREY GRADE II LISTED BARN CONVERSION WITH A PRIVATE SOUTH FACING WALLED GARDEN, ACCESS TO SHARED GROUNDS APPROX. 1.5 ACRES WITH WOODLAND AND LARGE POND, TWO PARKING SPACES AND VISITOR PARKING. EPC E.

NO ONWARD CHAIN

Churchwall Cottage - Guide Price £335,000

Little Marcle, Ledbury, HR8 2LA

2 1 2





# Churchwall Cottage

## Location & Description

Little Marcle is a small rural hamlet approximately 3 miles from the town of Ledbury. Ledbury has an excellent range of local facilities including shops, schools, churches, restaurants, theatre, doctor's surgeries, community hospital and a mainline railway station. The village of Much Marcle is approximately 3 miles and here there is a primary school, church, village hall and post office /general store. The village of Ashperton, approximately 3 miles, also has a church and primary school. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles.

## Property Description

Churchwall Cottage is a charming individual Grade II listed detached barn conversion set in a lovely walled garden on the edge of the hamlet of Little Marcle amidst glorious Herefordshire countryside.

The cottage, together with three neighbouring properties was converted in the 1990s from former farm buildings and now provides charming single storey accommodation with exposed timbering, inglenook fire in the sitting room and oil fired central heating. It briefly comprises a sitting/dining room, fitted kitchen, primary bedroom with en suite shower room, 2nd bedroom and bathroom.

The property is approached from a long shared private driveway and has a delightful private south facing walled garden. The cottage also benefits from an area of shared land extending to approximately **1.5 ACRES** comprising lawns, woodland and a large pond.

Available with no onward chain, the agent recommends an early inspection to appreciate this lovely property and setting.

The accommodation comprises (with approximate dimensions):

### **Sitting/Dining Room 5.89m (19ft) x 4.96m (16ft)**

With double glazed entrance door with side panels. Radiator. Exposed beams to ceiling. Deep brick inglenook fireplace with tiled hearth, wood mantle over and inset wood burning stove. Recessed fitted shelving and storage. Two feature pendant light fittings. Wall light points.

### **Kitchen 2.99m (9ft 8in) x 2.84m (9ft 2in)**

With double glazed window over looking the garden. Fitted with a range of contemporary cream fronted units comprising base and drawer units with work surfaces over and coloured tiled splashbacks. Wall cupboards. Stainless steel sink unit with mixer tap. Electric oven and electric hob with extractor hood over. Fitted fridge freezer. Plumbing for washing machine and dishwasher. Tiled floor. Access to roof space. Radiator.

### **Inner Hall**

With half pine wall panelling. Exposed timbers. Radiator. Velux roof light.

### **Bedroom 1 3.54m (11ft 5in) x 3.41m (11ft) plus deep door recess**

With exposed timbers. Two double glazed windows, one to the front and one to the side of the property. Radiator. Door to:







### En-Suite Shower Room

Shower cubicle housing mains shower. Wc. Wash hand basin. Ladder radiator. Roof light. Shaver/light point. Extractor fan.

### Bedroom 2 3.77m (12ft 2in) x 3.54m (11ft 5in)

With double glazed window to front. Fitted wardrobes. Airing cupboard with hot water cylinder. Radiator. Ceiling beam.

### Bathroom

Fitted with a white suite comprising panelled bath, WC and wash hand basin.

Ladder radiator. Shaver light point. Extractor fan. Exposed timbering. Velux roof light.

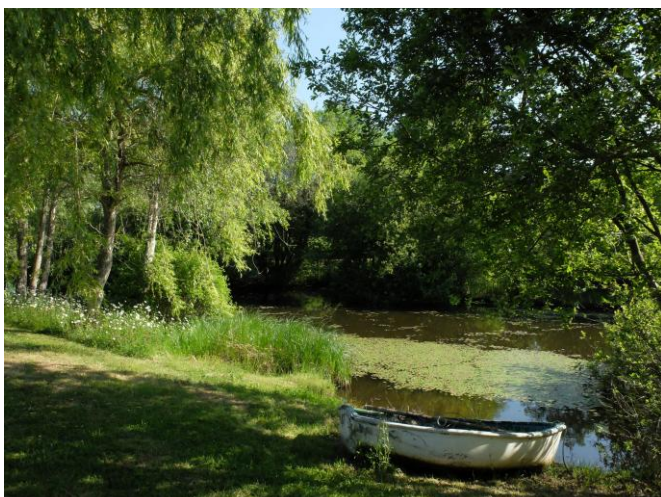
### Outside

Access is via a long shared private driveway providing access to Churchwall Cottage two other properties. There is car parking for 2 vehicles at the Cottage together with further visitors parking. The private garden is to the front of the property, south facing and screened by a stone and brick wall. The garden is principally laid to lawn and has a paved seating area to the side of the house shaded by a pergola and vine. An oil fired boiler and oil tank are located adjacent to the house. In addition to the private garden there is a delightful area of shared ground extending to approximately 1.5 ACRES, incorporating woodland and a large pond which is accessible only to Churchwall Cottage and the two neighbouring properties.

### Management Company

Comprising the owner of Churchwall Cottage and the subsequent owners of the two neighbouring properties. The management company will have exclusive ownership of the pond, surrounding land and driveway.

There will be a service charge payable for the maintenance of this area together with the private drainage system of approx. £500.00 per year per property.



## Directions

From Ledbury turn right out of the office and proceed down New Street to the roundabout. Take the 3rd exit off roundabout signposted to Ross On Wye and after about 2 miles turn right at the Preston Cross roundabout towards Leominster. After about half a mile, having passed a church on the right, take the left turn. Continue down the lane and turn right into the driveway to Churchwall Cottage, Coopers Cottage and Swallow Barn.



## Services

We have been advised that mains electricity and water are connected to the property. Private drainage system. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

## Tenure

We are advised subject to legal verification that the property is freehold.

## Management Company

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There will be a service charge payable for the maintenance of this area together with the private drainage system of approx. £500.00 per year per property.

## 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).

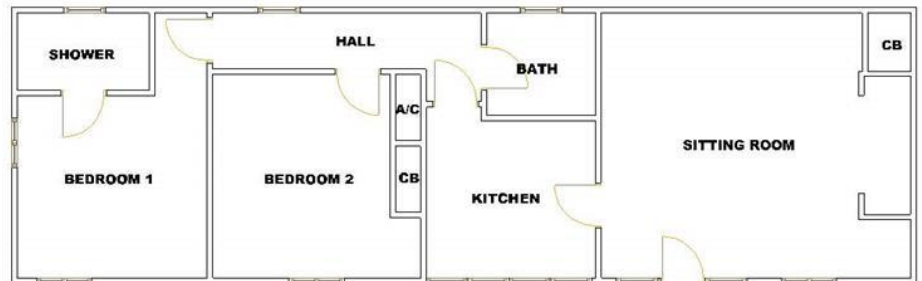
## Council Tax

**COUNCIL TAX BAND D**

(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 E (47).



**Ledbury Office**  
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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.
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