

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**IN A PLEASANT RURAL LOCATION A CHARMING 2 BEDROOMED COTTAGE OFFERING DECEPTIVELY SPACIOUS CHARACTER ACCOMMODATION WITH A WEALTH OF EXPOSED TIMBERS AND BENEFITING FROM OIL CENTRAL HEATING AND DOUBLE GLAZING WITH OFF ROAD PARKING**

**EPC: D**

## Cider Cottage - Guide Price: £295,000

Monksbury Court, Monkhide, Ledbury, Herefordshire HR8 2TU

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# Cider Cottage

## Location

Monkhide is a small picturesque hamlet in Herefordshire nestled between the market towns of Ledbury and Hereford. Surrounded by rolling countryside and farmland, it offers a peaceful rural setting.

Cider Cottage is equidistance of 8 miles between Ledbury and Hereford and is approximately 12 miles from Worcester and 23 miles to Gloucester with the M50 being only 4 miles to the south of Ledbury

## Property Description

Cider Cottage is an interesting character property attached to Monksbury Court in a pleasant rural location.

The accommodation has many fine features including a wealth of exposed timbers and has the benefit of oil fired central heating and double glazing. It is arranged on the ground floor with an entrance hall, good sized breakfast kitchen, spacious sitting room and a rear hall. On the first floor the landing gives access to two bedrooms, a dressing room and bathroom.

Outside there is a gravelled area providing off road parking with potential to create a patio seating area.

## ACCOMMODATION:

### Entrance Hall

With space and vent for a tumble dryer.

### Breakfast Kitchen 6.25m (20ft 2in) x 3.04m (9ft 10in)

Fitted with a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Peninsular bar. Integral wine racks. Work tops. Built-in double oven. Fitted 4-ring ceramic hob with canopy hood over. Plumbing for washing machine. Double radiator. Exposed timber. Two double glazed windows to front.

### Sitting Room 5.92m (19ft 1in) x 5.21m (16ft 10in)

With feature exposed stone walling. Exposed timbers. Double radiator. Internal window to kitchen. Two double glazed windows to rear with pleasant outlook over Monksbury Court gardens.

An internal flue has been fitted offering potential for a wood burning stove to be installed.

### Rear Hall

With cupboard housing a Worcester oil fired boiler. Double radiator. Stairs to first floor.





### Landing

With single radiator. Double glazed window to front.

### Bathroom

With white suite comprising a panelled bath with shower over, wash basin and a WC. Shaver light point. Extractor fan. Part panelled walls. Double radiator. Built-in cupboard. Double glazed window to rear with pleasant outlook.

### Dressing Room 2.94m (9ft 6in) x 2.01m (6ft 6in)

With doors to both bedrooms.



### Bedroom 1 5.35m (17ft 3in) x 2.82m (9ft 1in)

Having a feature vaulted ceiling with exposed timbers. Exposed stone walling. Double radiator. Access to roof space. Double glazed window to rear with fine outlook.

### Bedroom 2 3.15m (10ft 2in) x 2.97m (9ft 7in)

With double radiator. Double glazed window to rear with pleasant outlook.

### Outside

To the front of the property there is a gravel hardstanding providing off road parking and offering potential to create a patio seating area.

### 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

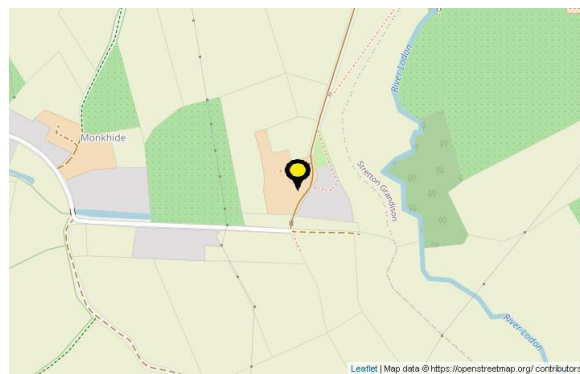
We are advised (subject to legal confirmation) that the property is Freehold. It should be noted that there is a Flying Freehold.





## Directions

From Ledbury take the A438 towards Hereford. At the Trumpet crossroads turn right onto the A417 towards Leominster. Continue through the villages of Ashperton and Stretton Grandison. After passing the village sign for Yarkhill turn left onto the new roadway (Broadlands) signed Monksbury Court Barns. Continue along the track passing some new build properties and the entrance to Monksbury Court will be located on the left hand side. Cider Cottage is then second property on the right.



## 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

BAND B

## EPC

The EPC rating for this property is D (56)



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**01531 634648**

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