

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A MOST CHARMING 2/3 BEDROOMED DETACHED CHARACTER STONE COTTAGE IN A DELIGHTFUL RURAL LOCATION ENJOYING FINE VIEWS AND BENEFITING FROM OIL CENTRAL HEATING AND DOUBLE GLAZING STANDING IN A WONDERFUL MATURE GARDEN WITH ADJOINING PADDOCK, IN ALL EXTENDING TO JUST OVER 2.5 ACRES. EPC:E**

**VIEWING ESSENTIAL**

## Catley Cottage - Guide Price: £550,000

Catley, Nr Ledbury, Herefordshire HR8 1QW

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# Catley Cottage

## Location

Catley is a small rural hamlet lying within easy reach of the popular village of Bosbury which has a range of local facilities including a primary school. The town of Ledbury is approximately 5 miles distant and offers a wide range of 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 attractive individual detached stone cottage in a wonderful rural location enjoying a fine outlook with far reaching views towards The Malvern Hills.

The cottage has many interesting character features and benefits from oil fired central heating and double glazing. It is arranged on the ground floor with a fitted breakfast kitchen, sitting room with feature fireplace, a second reception room/bedroom 3, rear porch, inner hall, a ground floor bathroom with shower and a WC and a separate cloakroom with WC.

On the first floor there are two bedrooms both with fitted wardrobes and one having an Ensuite cloakroom with WC.

A particular feature of the property is the delightful well stocked garden and the adjoining paddock which in all extend to just over 2.5 acres.

There is also an attached GARAGE and driveway parking.

## ACCOMMODATION:

### Breakfast Kitchen 6.59m (21ft 3in) x 2.99m (9ft 8in)

Well fitted with a range of units comprising a ceramic sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Tall pull-out cupboards. Peninsular bar. Work surfaces with tiled surrounds. Space for range style cooker. Plumbing for washing machine and dishwasher. Worcester oil fired boiler. Double and single radiators. Oak front door. Attractive tiled floor. Double glazed windows to front and rear.

### Bedroom/Reception Room 3.90m (12ft 7in) x 3.80m (12ft 3in)

A flexible room which could be used as a third bedroom, dining room or sitting room. With double radiator. Double glazed windows to side and rear with pleasant outlook.

### Enclosed Rear Porch

With double glazed windows to side and rear. Double glazed door to rear garden.

### Sitting Room 7.07m (22ft 10in) max. x 6.61m (21ft 4in) max.

Having a feature brick fireplace with fitted range. Three double radiators. TV point. Double glazed windows to front and side. Double glazed double doors to rear with fine outlook over garden.







## **I Inner Hall**

Having a built-in cupboard with slatted shelving. Single radiator. Roof window. Stairs to first floor. Tiled floor.

## **Bathroom**

Fitted with a white suite comprising a panelled bath with tiled surrounds, tiled shower cubicle, wash basin with tiled splashback and a WC. Double radiator. Chrome heated towel rail. Extractor fan. Tiled floor. Double glazed window to rear.

## **Cloakroom**

Having an inset wash basin with tiled splashback and a WC. Single radiator. Double glazed window to rear.

## **Landing**

With single radiator. Roof window. Double glazed window to side.

## **Bedroom 1 4.83m (15ft 7in) max. x 3.28m (10ft 7in) max.**

With built-in wardrobes. Double radiator. Two double glazed windows to front. Double glazed window to rear enjoying a wonderful outlook over the garden with far reaching views towards The Malvern Hills.

## **Bedroom 2 3.28m (10ft 7in) x 3.07m (9ft 11in) max.**

With built-in wardrobes. Single radiator. Double glazed windows to front and rear with fine outlook.

## **Outside**

The delightful garden is a particular feature of this property being arranged to the front with a selection of plants and shrubs and a stone driveway providing off road parking. There is also an attached GARAGE with light and power.

To the rear there is a large area of garden which is most attractively arranged with a flagstone terrace, sweeping areas of lawn, rockery with ornamental pond and well stocked borders and beds containing an abundance of mature plants and shrubs. There is also a vegetable garden and fruit trees.

There are outside lights and a tap. Also included in the sale will be a summer house and two garden sheds.

To the side of the property there is a fenced paddock which has it's own gated access from the lane and extends to approximately 2.35 acres.

## **Services**

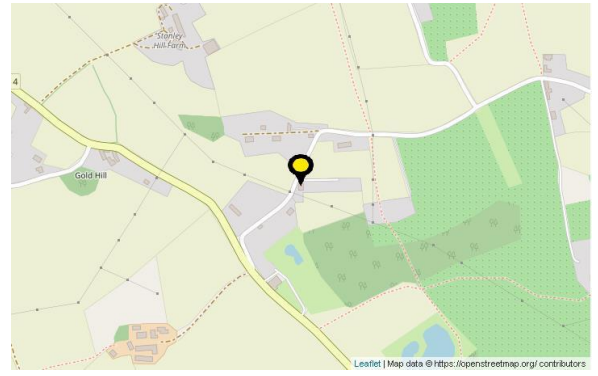
We have been advised that mains water and electricity are connected to the property, drainage is to a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement 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.

## Directions

From the Ledbury office turn left at the traffic lights and proceed through the town centre. Continue over the traffic lights by Tesco and proceed straight of the next lights by the railway station onto the B4214 Bromyard Road. Continue out of Ledbury and proceed through Staplow. At the sharp right hand bend fork left and continue on the B4214 towards Bromyard. Continue past Stanley House nursing home and take the next right signposted to Catley. Continue around the sharp bend and the property will then be found 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

BAND E

## EPC

The EPC rating for this property is E (46)



GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



**Ledbury Office**  
**01531 634648**

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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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