

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



WITH FINE VIEWS OVER FARMLAND A CHARMING GRADE II LISTED SEMI-DETACHED COTTAGE ENJOYING A LARGE GARDEN OF APPROXIMATELY ONE ACRE AND BENEFITTING FROM OIL CENTRAL HEATING AND DOUBLE GLAZING WITH ACCOMMODATION BRIEFLY COMPRISING SITTING/DINING ROOM, BREAKFAST KITCHEN, GARDEN ROOM, GROUND FLOOR BEDROOM AND BATHROOM, STUDY LANDING, FURTHER BEDROOM, CLOAKROOM, DETACHED GARAGE WITH DRIVEWAY PARKING. EPC E

VIEWING ESSENTIAL

## Apple Tree Cottage - Guide Price £375,000

Canon Frome, Ledbury, Herefordshire, HR8 2TA

2 1 1





# Apple Tree Cottage

## Location & Description

Canon Frome is a sought after small rural hamlet set amidst Herefordshire countryside approximately 11 miles from the city of Hereford and approximately 6 miles from the very popular town of Ledbury, both of which provide an excellent range of amenities. The nearby village of Ashperton has a primary school and there is a garage with shop close by at Newtown crossroads. The M50 motorway access is available approximately 4 miles to the south of Ledbury.

## Property Description

Enjoying views to the rear over farmland, Apple Tree Cottage is a charming Grade II listed semi-detached half timbered black and white cottage situated within the hamlet of Canon Frome.

Believed to date back to the 1600's, the cottage has been a much loved home for nearly 30 years, full of character and charm with original exposed timbers throughout and feature inglenook fireplace with wood burning stove in the sitting room. The current owners have undertaken a scheme of updating over the years to include a new roof, replacement windows, kitchen and garden room extension and updated shower room.

Benefiting from oil fired central heating and wooden double glazed windows throughout, the accommodation comprises to the ground floor a entrance porch, sitting room opening to the dining area with exposed timbering, breakfast kitchen, attractive garden room, bedroom and shower room. From the dining area an oak staircase leads to a study landing with useful fitted storage, a further bedroom and cloakroom.

Outside the garden and grounds extend to the rear and side of the cottage, in all approximately one acre and enjoy views over adjoining farmland. The gardens are beautifully maintained with formal lawned gardens, paved seating areas and a mature Cider Apple orchard. There is a driveway parking for multiple vehicles and a detached garage.

An early inspection is recommended to appreciate this charming property and generous gardens.

Accommodation with approximate dimensions as follows:

### Porch

With a wooden entrance door, exposed timbers. wood effect flooring. Open to:

**Sitting Room/ Dining Room 5.97m (19ft 3in) overall measurement x 4.03m (13ft) oveall measurement**

A charming room with a wealth of exposed timbers. Inglenook fireplace with exposed brickwork and oak beam with wood burning stove. Radiator. TV and telephone point. Open to:

### Dining Area

Exposed timbers. Oak staircase leading to the first floor with useful storage cupboard under. Radiator. Latch door and steps leading down to the shower room. Latch door to:







#### **Breakfast Kitchen 5.30m (17ft 1in) x 2.94m (9ft 6in)**

With front aspect double glazed windows and window and French doors leading to the garden room. Fitted with a range of contemporary painted units comprising wall and base cupboards. Glazed display cabinet. Synthetic sink/ drainer unit with tiled splashback. RANGEMASTER electric oven with extractor over. Plumbing for washing machine. Space for fridge freezer. Downlights. Tiled floor. Access to fully boarded and insulated loft space with drop down ladder.

#### **Garden Room 2.82m (9ft 1in) x 2.63m (8ft 6in)**

Solid roof with wooden double glazed windows and French doors leading to the garden. Wood effect flooring.

#### **Shower Room**

White suite comprising low level WC. Vanity unit with inset wash hand basin and mixer tap. Walk-in shower cubicle. Tile effect flooring. Radiator. Tall ladder towel radiator. Extractor fan. Double glazed window to rear. Oak latch door to:

#### **Bedroom 2 3.38m (10ft 11in) x 3.35m (10ft 10in)**

Charming room with exposed timbers. Double glazed window to rear enjoying garden views. Fitted storage cupboard. Radiator. Carpet.

#### **Study/Landing 2.87m (9ft 3in) x 2.56m (8ft 3in)**

Oak staircase. Feature stained glass window. Exposed timbers. Front aspect double glazed window. Radiator. Fitted storage cupboards. Hatch to roof space. Wood effect flooring. Telephone point. Latch doors to:

#### **Bedroom 1 4.13m (13ft 4in) x 3.30m (10ft 8in)**

With front aspect double glazed window. Exposed timbers. Fitted wardrobe. Radiator. Wood effect flooring.

#### **Cloakroom**

Comprising WC. Vanity unit with inset wash hand basin. Exposed timbers. Towel ladder radiator. Wood effect flooring.

#### **Outside**

The property is set back from the road behind privacy fencing. A tarmac driveway to the side of the property provides parking for multiple vehicles and gives access to the detached garage. From the driveway there are two five bar gates, one giving access to the front of the property and gravelled fore garden, the other to the side garden and Cider apple orchard. The rear garden is attractively landscaped with a paved and gravelled patio area with seasonal planting and feature Wisteria, a delightful place to sit and enjoy the countryside views. Steps lead down to a further area of garden laid to lawn with mature trees and shrubs which extends to the side of the cottage with privacy hedging and incorporates a Cider Apple Orchard. In all the garden and orchard extends to approximately one acre.

There is a Summer house included in the sale and a useful outside tap.



## Directions

Proceed out of Ledbury on the A438 Hereford Road and at the Trumpet crossroads turn right onto the A417 Leominster Road. Continue through Ashperton and after a short distance the driveway to the property will be located on the right hand side just after the left hand turn to Tarrington & Woodsend.

WHAT3WORDS: AMICABLY.SCOUTED.THINKS



## Services

We have been advised that mains electricity and water are connected to the property. Private drainage is via a shared septic tank. Central heating is oil fired. 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

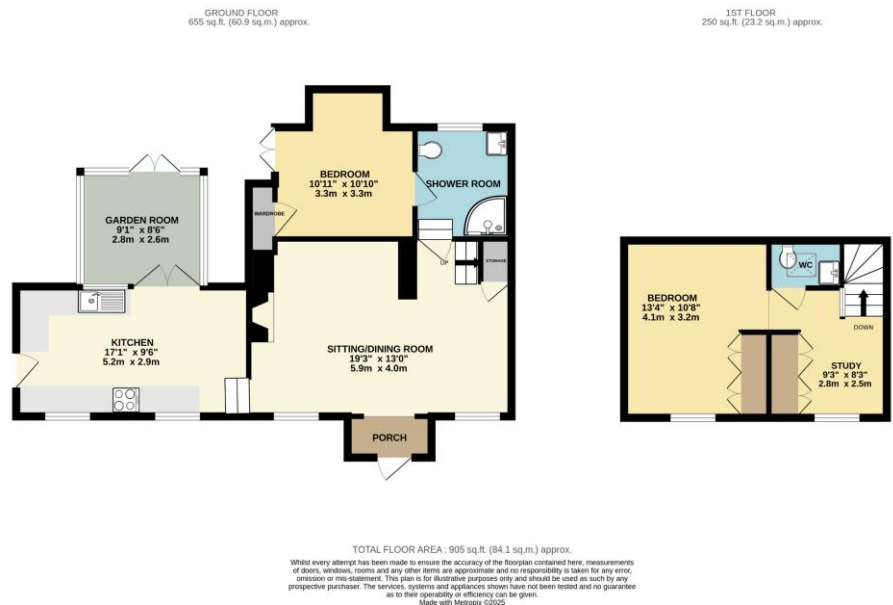
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND "C"

## EPC

The EPC rating for this property is E (51).



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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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.
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.

