



REDUCED FOR QUICK SALE

A CHARMING 3 BEDROOMED SEMI-DETACHED COUNTRY COTTAGE ENJOYING WONDERFUL FAR REACHING
WESTERLY VIEWS AND BENEFITING FROM OIL CENTRAL HEATING AND DOUBLE GLAZING WITH LARGE
WORKSHOP, OFF ROAD PARKING, PLEASANT TERRACED GARDEN AND AN AREA OF MATURE WOODLAND, IN
ALL APPROX. 1.5 ACRES EPC: E

Hazel Cottage - Guide Price: £400,000
Castle Frome, Ledbury, Herefordshire HR8 1HG



Hazel Cottage

Location

Castle Frome is a rural community surrounded by rolling Herefordshire countryside. There is good access to the cities of Worcester and Hereford (each approximately 10 miles) and the popular towns of Ledbury (8 miles) and Malvern (5 miles), all of which provide a comprehensive range of shops, schools, restaurants and medical facilities.

There is a local shop, pub and church at neighbouring Fromes Hill whilst the nearby village of Bishops Frome has two further pubs, a community shop and the Hop Pocket 'Shopping Village'. There are further village facilities in nearby Cradley including a doctors surgery.

The property is well placed for commuting with access to the M50 motorway available approximately 4 miles to the south of Ledbury and the M5 is easily accessible at Worcester. There are mainline railway stations at Malvern and Ledbury with direct trains to London, Birmingham, Worcester and Hereford.

Property Description

Hazel Cottage is an attractive semi-detached stone cottage situated in a rural location enjoying stunning panoramic westerly views across unspoilt Herefordshire countryside towards the Welsh Mountains.

The cottage has interesting character features including wooden latch doors and a feature fireplace with wood burning stove. There is oil fired central heating, double glazing and it is understood fast fibre broadband is available.

It is arranged on the ground floor with an enclosed entrance porch, reception hall, a bedroom/study, attractive sitting room with dining area, a utility room with WC off and a spacious breakfast kitchen. On the first floor the landing gives access to two bedrooms and a bathroom with WC.

Outside there are two driveways providing off road parking. There is also a useful large workshop with power.

The terraced garden is a particular feature of the property being arranged with seating areas and a viewing platform. Beyond the garden is an attractive area of sloping mixed woodland with a good selection of mature trees.

ACCOMMODATION:

Enclosed Entrance Porch

With double glazed front door and surrounds. Quarry tile floor.

Reception Hall

With wooden front door. Single radiator. Window to front. Stairs to first floor. Built-in understairs cupboard.

Bedroom 3/Study 2.82m (9ft 1in) x 1.99m (6ft 5in)

With single radiator. Laminate flooring. Double glazed window to rear.





Sitting Room With Dining Area 6.74m (21ft 9in) x 4.16m (13ft 5in)

Having a feature brick and stone fireplace with fitted log burning stove. Attractive arched brick and stone alcoves. TV and telephone points. Two double radiators. Double glazed window to front with wonderful outlook. Further double glazed window to rear.

Utility Room 2.84m (9ft 2in) x 2.17m (7ft)

With a fitted deep glazed double sink. Tiled floor. Access to loft space. Double glazed window to side. Double glazed door to side.

Cloakroom

Fitted with a wash basin and WC. Double glazed window to rear.

Breakfast Kitchen 4.49m (14ft 6in) x 3.97m (12ft 10in)

Fitted with a good range of wooden units comprising a stainless steel sink with base unit under. Further base units. Drawer packs. Tall storage cupboard. Wall mounted cupboards. Glazed cabinets. Work surfaces with tiled surrounds. Built-in Neff double oven. Fitted Neff ceramic hob with integral extractor over. Plumbing for washing machine and dishwasher. Space for tumble dryer. Single radiator. Access to loft space. Double glazed window to front with fine outlook. Further double glazed window to side.

Landing

With exposed ceiling timbers. Access to roof space. Double glazed window to front.

Bedroom 1 4.08m (13ft 2in) x 3.69m (11ft 11in)

With exposed ceiling timbers. Double radiator. Double glazed window to front enjoying a wonderful outlook with stunning far reaching views.

Bedroom 2 3.66m (11ft 10in) x 2.97m (9ft 7in)

With Double radiator. Exposed ceiling timbers. Double glazed window to rear.

Bathroom

Fitted with a decorative white suite comprising a panelled bath with shower over, wash basin and a WC. Tiled surrounds. Single radiator. Airing cupboard with lagged cylinder. Double glazed window to rear.

Outside

Immediately to the front of the cottage is a stone terrace enjoying fine views. To the side, a gated driveway provides off road parking and gives access to an established terraced rear garden which is pleasantly arranged with a large paved patio with steps leading up to a top terrace and a feature decked viewing platform which takes full advantage of the superb westerly outlook. There is an external oil fired boiler, shed and an outside tap.

To the side of the plot there is a further driveway providing off road parking and a large workshop which has light and power.

Beyond the garden there is an area of sloping mature mixed woodland in which is sited a timber office. In total the whole plot extends to approximately 1.5 acres.

Services

We have been advised that mains water and electricity are connected to the property. Drainage is to a shared private system.

It is understood that fast fibre broadband is available.

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.



Directions

From Ledbury proceed out of the town on the B4214 Bromyard Road. Continue through the hamlet of Staplow and after a further 1 mile bear left signposted Bishops Frome and Bromyard. Continue for just under 2 miles and the property will be found on the right hand side.

Viewing

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



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.

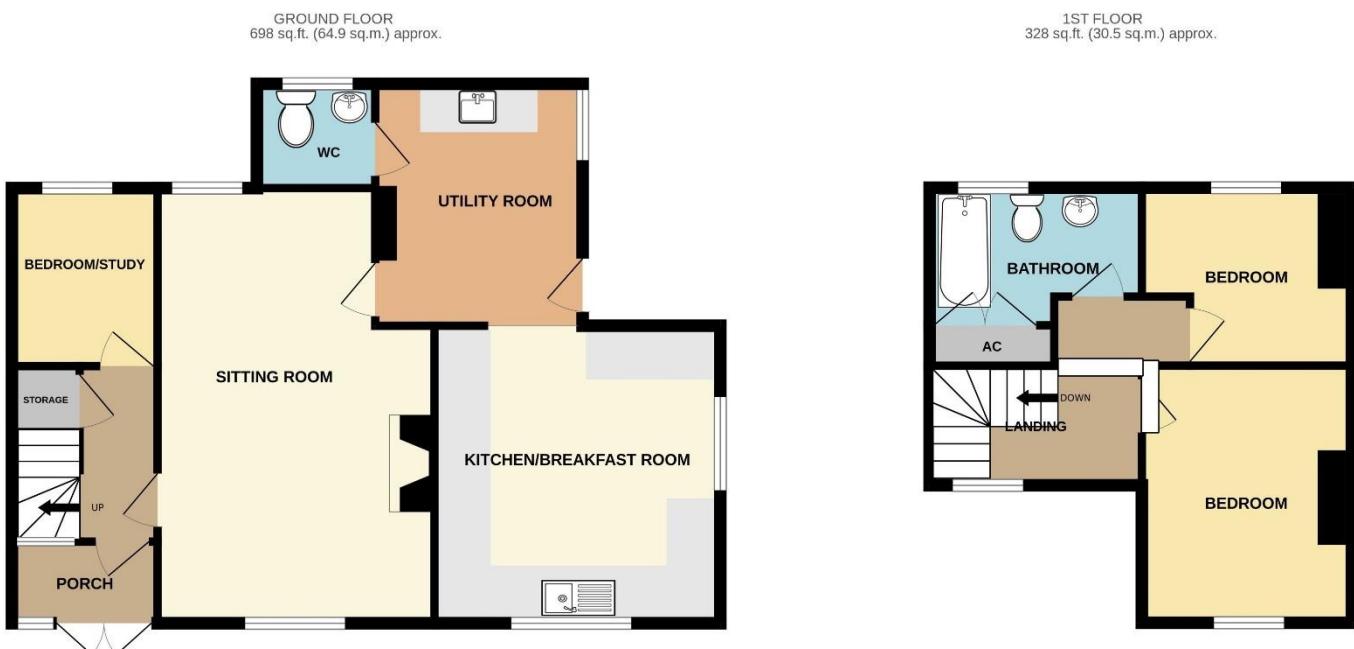
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, 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.

Council Tax

COUNCIL TAX BAND: D

EPC

The EPC rating for this property is E (52)



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

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.