



**Bounds Pitch**  
**Much Marcle HR8 2PJ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Bounds Pitch

Guide Price £525,000

## Much Marcle HR8 2PJ

**A SUPERBLY PRESENTED AND SPACIOUS CHARACTER COTTAGE having THREE DOUBLE BEDROOMS, MASTER EN-SUITE, LARGE PARKING AREA with DETACHED DOUBLE GARAGE and HOME OFFICE ABOVE, BEAUTIFUL VIEWS OVER THE SURROUNDING ORCHARDS AND COUNTRYSIDE, set within a QUARTER OF AN ACRE PLOT.**

The property is located in Much Marcle which has a church, shop, 2 pubs, junior school, village hall and is approximately 5 miles from Ledbury which offers a wide range of local facilities including shops, schools, churches, hotels, doctors surgery, local hospital, recreational facilities and a main line railway station and theatre. The city of Hereford is approximately 15 miles away, Cheltenham approximately 25 miles away and the M50 motorway junction 3 is approximately 3 miles. Worcester and Gloucester are approximately 16 miles from Ledbury.





Enter the property via double glazed composite front door into:

### **ENTRANCE HALL**

**12'0 x 11'0 (3.66m x 3.35m)**

Single radiator, staircase leading off, telephone point, under stairs storage cupboard, exposed beams, two front aspect windows.

### **SITTING ROOM**

**13'4 x 12'0 (4.06m x 3.66m)**

Brick fireplace with tiled hearth and wooden mantle over housing a Villager cast iron log burner, feature bread oven, telephone point, exposed ceiling beams, double radiator, front aspect window.

### **KITCHEN / DINER**

**33'7 x 10'8 (10.24m x 3.25m)**

Kitchen comprising of a lovely wooden kitchen with base and wall mounted units with granite worktops and splashbacks, one and a half bowl sink with mixer tap and water filter, integrated appliances to include dishwasher, Britannia calor gas fired range oven, microwave, extractor fan over, space for American fridge / freezer, space for under counter fridge / freezer, Mandarin Stone tiled floor, exposed ceiling beam, spot lights, radiator, three rear aspect windows offering lovely views over apple orchards and the Malvern Hills and countryside beyond. Step up to:

Dining area with exposed ceiling beam, further panelled radiator, rear aspect window with the lovely views, side aspect double opening French doors to the gardens. Opening through to:

### **LOUNGE**

**15'2 x 12'4 (4.62m x 3.76m)**

TV point, radiator, wall light fittings, front and side aspect windows with the lovely views.

### **UTILITY ROOM**

**9'5 x 7'5 (2.87m x 2.26m)**

Mandarin Stone flooring, single bowl sink unit with taps above, base and wall mounted units with laminated worktops and tiled splashbacks, plumbing for washing machine, space for tumble dryer, Worcester oil-fired boiler, Smart central vacuum system, access to roof space, front aspect window, side aspect double glazed door leading to the gardens.







### **CLOAKROOM**

**4'9 x 4'2 (1.45m x 1.27m)**

White WC, pedestal wash hand basin, Mandarin Stone tiled floor, single radiator, rear aspect frosted window.

### **WALK-IN PANTRY**

**4'9 x 3'0 (1.45m x 0.91m)**

Worktop area, shelving and storage space, Mandarin Stone tiled floor.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

### **LANDING**

Door to airing cupboard housing the hot water tank with slatted shelving storage space.

### **MASTER BEDROOM**

**15'4 x 12'4 (4.67m x 3.76m)**

Built-in triple double wardrobes, built-in dressing table and two bedside units, please note there is a matching headboard to accompany the bedroom furniture, radiator, alarm controls, inset spotlighting, telephone point, front and side aspect windows offering stunning elevated views over the surrounding countryside towards the Malvern Hills.

### **EN-SUITE**

**12'3 x 8'9 (3.73m x 2.67m)**

Large walk-in shower area with overhead and detachable hand shower. The main part of the en-suite has a fully tiled floor and walls, inset WC, vanity wash hand basin with worktop area and cupboards below, radiator, access to roof space, spotlighting, extractor fan, rear aspect frosted window.

### **BEDROOM 2**

**13'6 x 12'0 max (4.11m x 3.66m max)**

Telephone point, wardrobe recess, access to roof space, double radiator, front aspect window offering far reaching elevated views.

### **BEDROOM 3**

**13'4 x 10'9 (4.06m x 3.28m)**

Step down from the main landing before you enter this bedroom, this room is currently used as a study and has a built-in desk with drawer storage and built-in wall mounted units above, double radiator, two rear aspect windows with lovely views over the surrounding orchards and the surrounding countryside and the Malvern Hills beyond.



## BATHROOM

10'9 x 6'7 (3.28m x 2.01m)

White suite comprising of pedestal wash hand basin with mixer tap, low-level WC, panelled bath with central mixer tap and Triton electric shower over, tiled walls, single radiator, shaver point and light, inset spotlighting, rear aspect frosted window.

## OUTSIDE

To the front, steps lead up to a wrought iron gate with graveled pathway providing access to the front door with mature borders surrounding. A stone paved pathway leads around the side of the property to the rear, bin storage area, gas bottles. Behind the cottage there is an outside water tap with the stone pathway extending to the large patio seating area with Pergola and reclaimed brick wall surround with raised beds planted with flowers, shrubs and bushes. At the top part of the garden, there are raised vegetable planters, the oil tank and lawned areas. To the other side of the property, there are further lawns and superbly tended rockery beds with steps down to lower lawned area with graveled path leading to the bottom of the plot which steps down to:

## DETACHED DOUBLE GARAGE

19'4 x 17'9 (5.89m x 5.41m)

Accessed via two up and over doors to the front or a side aspect pedestrian door, electric car charging point, window, upgraded consumer unit for car charging port, full power and lighting, alarmed. An external staircase behind the garage, provides access to:

## HOME OFFICE

17'7 x 13'0 (5.36m x 3.96m)

Power and lighting, alarmed, accessed via a frosted UPVC double glazed door, rear aspect window, side aspect Velux roof light.

To the front of the garage, there is a large off road parking and turning area suitable for the parking of approximately six vehicles, which is enclosed via brick walling and is accessed via double opening five bar gates. The property is enclosed by a range of fencing and mature hedging and offers good levels of privacy.

## SERVICES

Mains water and electric, septic tank, oil fired heating.







## WATER RATES

Welsh Water - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: F

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

## TENURE

Freehold.

## VIEWING

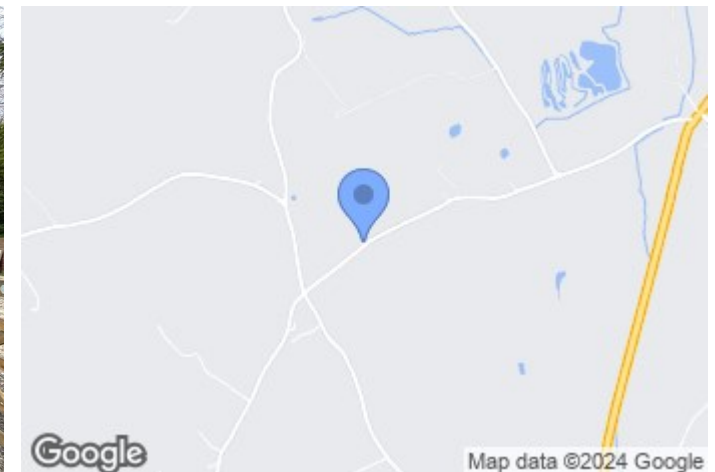
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From Newent, proceed along the B4215 towards Dymock. Continue through the village until you see a turning left towards Much Marcle. Head through the village of Much Marcle, proceed to the cross roads, go straight over, where the property can be located on the right hand side as marked by our 'For Sale' board, just past Westons Cider.

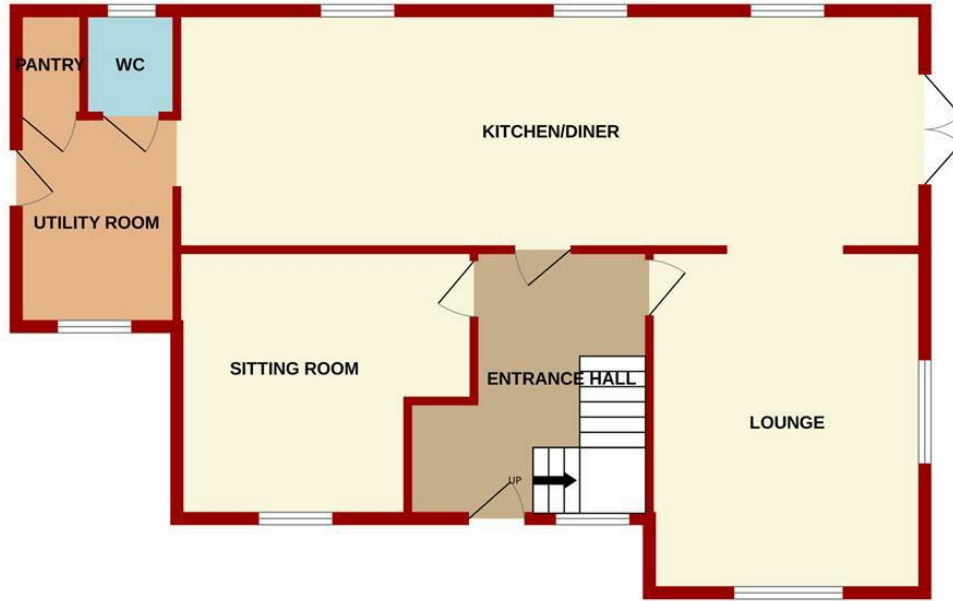
## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





GROUND FLOOR



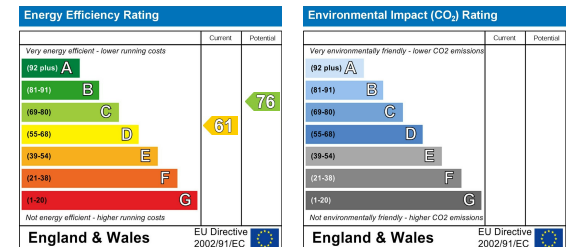
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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