



**Playford**  
Much Marcle, Ledbury HR8 2NN



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Playford

Guide Price £499,950

## Much Marcle, Ledbury HR8 2NN

**NESTLED IN 1.53 ACRES, PLAYFORD is a STUNNING EXAMPLE of a DETACHED GRADE II LISTED THATCHED COTTAGE SAT IN BEAUTIFUL GARDENS and GROUNDS, believed to date back to the 1570's, boasting a WEALTH OF ORIGINAL CHARACTER FEATURES; TRULY A PICTURE POSTCARD PROPERTY in a LOCATION TO MATCH WITH LARGE DRIVEWAY / TURNING AREA, SUMMER HOUSES, WORKSHOPS, STABLES and OUTBUILDINGS APLENTY in a SEMI-RURAL POSITION in GLORIOUS HEREFORDSHIRE COUNTRYSIDE.**

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.





The property is entered via a glazed wooden front door into:

### **LOUNGE**

**14'8 x 12'8 (4.47m x 3.86m)**

Stunning brick and stone open fireplace with tiled hearth and wooden mantel over, attractive features to include exposed ceiling and wall beams, double radiator, wall light fittings, front aspect window, thumb latch door leading to:

### **DINING ROOM**

**17'0 x 19'9 max (5.18m x 6.02m max)**

Wooden hatch and permanent wooden ladder gives an additional access to bedroom above, exposed stonework and timbers, wall light fittings, radiator, front aspect window, side aspect bay window.

### **STUDY AREA**

**13'1 x 8'4 (3.99m x 2.54m)**

Character features to include ceiling and wall timbers, double radiator, telephone point, wall light fittings, under stairs area, turning staircase leading off, side aspect window, side aspect bay window. Door to:

### **INNER HALLWAY**

Tiled floor, access to roof space, chrome heated towel rail, thumb latch door to:

### **BATHROOM**

**8'2 x 6'0 (2.49m x 1.83m)**

Comprises of bath with Mira electric shower over, WC, vanity wash hand basin with mixer tap and cupboard below, tiled floor, tiled walls, exposed wall timbers, double radiator, extractor fan, side aspect frosted window.

### **CLOAKROOM**

**4'9 x 2'7 (1.45m x 0.79m)**

WC, wash hand basin with mixer tap, tiled floor, rear aspect window.







## KITCHEN

**19'5 x 10'8 (5.92m x 3.25m)**

Range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated range oven, space for free standing fridge / freezer, under counter space for further appliances, single radiator, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, door to pantry, exposed wall and ceiling timberwork, tiled flooring, louvre doors to boiler cupboard which houses Worcester Greenstar Heat Slave 18/25 oil-fired boiler supplying hot water and central heating, two rear aspect windows, glazed stable door to the rear gardens.

FROM THE STUDY AREA, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

## LANDING

Exposed timberwork. Opening through to:

### BEDROOM 1

**13'0 x 12'0 (3.96m x 3.66m)**

Exposed wall and ceiling timbers, front and rear aspect windows offering lovely views over gardens and neighbouring countryside. Thumb latch door to:

### BEDROOM 2

**17'1 x 10'1 max (5.21m x 3.07m max)**

Single radiator, exposed timbers, wall light fittings, additional access to dining room, side and rear aspect window.

### BEDROOM 3

**10'3 x 8'9 max (3.12m x 2.67m max)**

Additional recess over the stairs, currently used for storage, wall light fittings, single radiator, exposed wall and ceiling timbers, side aspect window offering beautiful views over surrounding countryside.



## OUTSIDE

To the front, a five bar gate gives access to a large driveway and turning area, suitable for the parking of several vehicles, which double gates providing further access to hardstanding area with metal container, wooden storage shed, log storage, with pretty front gardens being laid to lawn with gravelled seating area leading up to the canopy entrance porch to the front door. The front gardens are enclosed by hedging and fencing.

From the stable door, a patio area, which in turn leads to a wooden storage shed / workshop with power and lighting, further doors to wooden storage shed.

The superbly tended and characterful rear gardens briefly comprise of large areas of lawn, new summer house, storage sheds, wooden stable, vegetable planters, with the lower part of the plot re-wilded with birds, badgers, hedgehogs and other animals thriving, mature orchard with many cider apple and plum trees, further storage shed in the lower part of the gardens, continuing to mature woodland with oak trees, bird boxes and plenty of interesting elements to keep even the most avid of gardeners busy and entertained. The total plot measures 1.53 acres and backs onto open fields and countryside in an idyllic semi-rural location.

## SERVICES

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

## WATER RATES

Welsh Water - not metered.

## LOCAL AUTHORITY

Council Tax Band: E  
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.





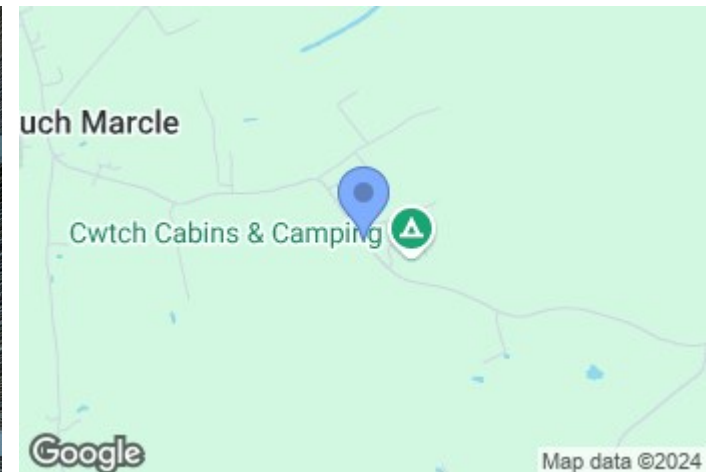


## DIRECTIONS

From Newent, proceed along the B4215 towards Dymock. Continue through the village until you see a turning left towards Much Marcle where the property can be located on the right hand side.

## 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



PLAYFORD, MUCH MARCLE, LEDBURY, HEREFORDSHIRE , HR8 2NN

TOTAL FLOOR AREA : 1203sq.ft. (111.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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