



Mulberry Cottage, Pendock, Gloucester, GL19 3PL

£595,000

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Farr & Farr Sales Lettings 

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A DELIGHTFUL COTTAGE STYLE HOUSE BUILT IN 2017 SITUATED IN THIS PRETTY QUIET AND SOUGHT AFTER VILLAGE

The cottage, built in 2017 to a very traditional design has the benefits of all modern facilities combined with character and internal features with a contemporary twist. All three bedrooms are doubles, the master being of a good size with views to the front, rear and side and enjoying its own ensuite. To the ground floor there is a large sitting room with Bifold doors to the garden, a good size utility and cloakroom as well as a very comprehensively fitted kitchen/diner again with bifolds. Additionally it is heated throughout with LPG using underfloor heating to the ground floor, it is securely double glazed and many of the floors, doors and porch are all in oak. The gardens are to the front, side and rear of the property and well landscaped for ease of maintenance in character with the cottage style.

Mulberry cottage is set in a quiet position in the heart of the village of Pendock surrounded by lovely gently rolling countryside. Gloucester with its multiple city's facilities is 10 miles to the south and the market towns of Newent and Ledbury are both within an easy reach. The M5 motorway is only a short drive and gives access to South Wales and the M5 with its fast routes both North and South.

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LOVELY OAK STORM PORCH

Oak front door to:-

ENTRANCE HALL

Large matwell. Oak stripped flooring. Inset ceiling spotlights. Understairs cupboard.

CLOAKROOM

Beautifully fitted with low-level W.C and concealed cistern. Shelving and storage. Vanity unit with wash hand basin cupboard below. Worcester gas fired central heating boiler. Extractor fan. Inset ceiling spotlights. Oak stripped floor.

SITTING ROOM 17' 0" x 11' 6" (5.18m x 3.50m)

Contemporary Inglenook with wood burning stove and shelving to either side with stone hearth and wood storage. TV point. Inset ceiling spotlights. Windows to the front and two to the side. Triple bifold doors to the rear with fitted blinds to both side and rear. TV point.

KITCHEN/DINER 13' 0" x 20' 9" (3.96m x 6.32m)

Dining area with stripped floor. Inset ceiling spotlights. Triple bifold doors overlooking the garden. TV point. Oak topped peninsula unit with breakfast bar divide to Kitchen area which is beautifully and comprehensively fitted with Belfast sink and marble worktops. Wall and base units. High-quality tiled floor. Built-in full height larder fridge and separate freezer. Built-in dishwasher. Built-in AEG double oven with five ring induction hob. Splashback and stainless steel cooker hood. Inset ceiling spotlights. Wall thermostat. Underfloor heating. Fitted blinds to the front.

UTILITY ROOM 6' 5" x 8' 0" (1.95m x 2.44m)

Very comprehensively fitted with stainless steel sink unit with contemporary mixer taps. Wall and base units with worktops. Plumbing for washing machine and space for dryer. Inset ceiling spotlights. Extractor fan. Blinds.

FIRST FLOOR

MEZZANINE LANDING

Window with blinds. Ceiling spotlights.

BEDROOM 1 17' 1" x 12' 6" (5.20m x 3.81m)

Windows to the front, side and rear, all with fitted blinds. Double wardrobe cupboard. Double radiator. TV point.

ENSUITE

Beautifully fitted with large corner shower unit with double headed stainless steel controls, fully tiled splashback and glazed sliding screen. Low level W.C with concealed cistern. Vanity unit with cupboards below. Range of cupboards with worktops. Tiled floor. Inset ceiling spotlights. Wall mirror. Fitted towel rail/radiator. Velux window.

BEDROOM 2 13' 0" x 10' 10" (3.96m x 3.30m)

Double radiator. Spotlights. Custom-made window blinds.

BEDROOM 3 13' 0" x 10' 0" (3.96m x 3.05m)

Double radiator. Custom-made blinds. Double wardrobe cupboards. TV point.

BATHROOM

Again, beautifully fitted with large panelled bath with mixer taps and shower attachment. Separate shower cubicle, fully tiled with double headed stainless steel controls and glazed sliding screen. Wash hand basin with cupboard below. Low-level W.C. 3/4 tiled walls. Tiled floor. Heated towel rail/radiator. Inset ceiling spotlights. Extractor fan.

EXTERIOR

Front gardens with a Mcadam area and double gates to large area of gravel with parking for several cars. Hedges to the front giving a good deal of privacy and wide gated side access to both sides to:- Side garden, laid predominantly to lawns with fence and flower borders giving complete privacy opening to a split level area of decking with boxed flower beds surround and timber garden shed.

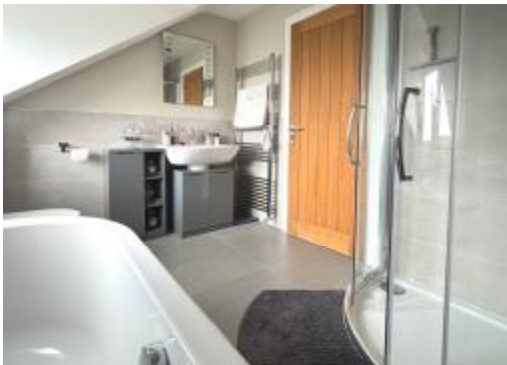
Rear gardens with large area of stone paved terrace and decking with Astroturf for ease of maintenance. All enclosed by fencing. Outside tap and lighting. Wood store and small garden store.

AGENTS NOTE

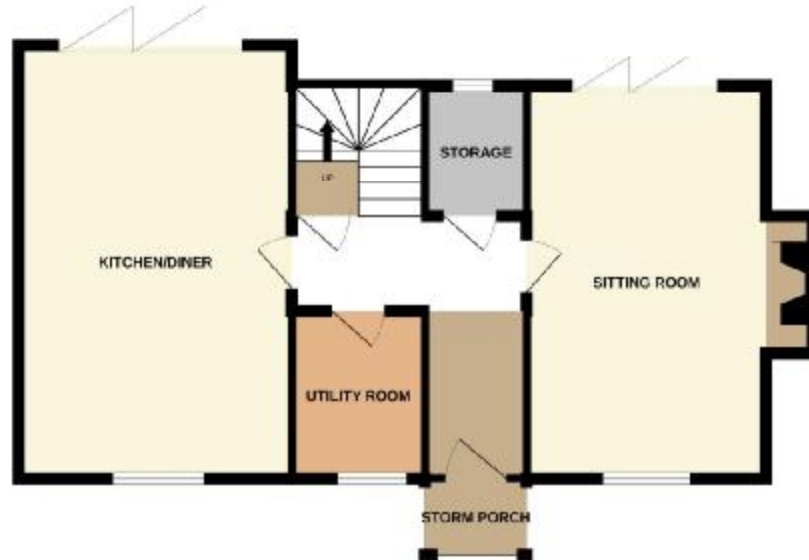
EPC: C-75

COUNCIL TAX: E





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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