

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST CHARMING AND BEAUTIFULLY APPOINTED TWO BEDROOMED SEMI DETACHED COTTAGE WITH TWO RECEPTION ROOMS, BREAKFAST KITCHEN AND CONTEMPORARY BATHROOM ENJOYING A SECLUDED YET VERY CONVENIENT POSITION NESTLED AWAY IN THE HEART OF LEDBURY.

INTERNAL INSPECTION HIGHLY RECOMMENDED.

Church Cottage - Guide Price £299,950

Church Lane, Ledbury, Herefordshire, HR8 1DP

2 2 1

Church Cottage

Location & Description

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town. The town enjoys a wide rural catchment area, as well as an increasing tourist trade.

Property Description

Church Cottage is a superbly presented semi detached cottage nestled away in a secluded position, yet very conveniently located, within the centre of Ledbury accessed from the medieval cobbled street of Church Lane with its fascinating and historical buildings. The cottage offers a beautiful blend of contemporary living with modern conveniences whilst still retaining its considerable charm and character with features including two fireplaces with AGA wood burning stoves, stripped internal doors, wide polished floorboards and windows fitted with ornate monkey tail handles and openings.

With gas central heating, the accommodation on the ground floor comprises two reception rooms, cloakroom and a shaker style fitted kitchen with an adjoining breakfast area and French doors leading onto a walled courtyard. On the first floor a landing leads to two double bedrooms and a modern bathroom.

Outside, the cottage is tucked away from the hustle and bustle of everyday life and is situated in a delightful cottage garden with a walled courtyard, which provides a lovely sun trap ideal for outside dining and entertaining.

With so much to offer, the agent's strongly recommend an internal inspection to appreciate this truly wonderful home.

The accommodation with approximate dimensions is as follows;

Dining Room 3.49m (11ft 3in) x 3.46m (11ft 2in)

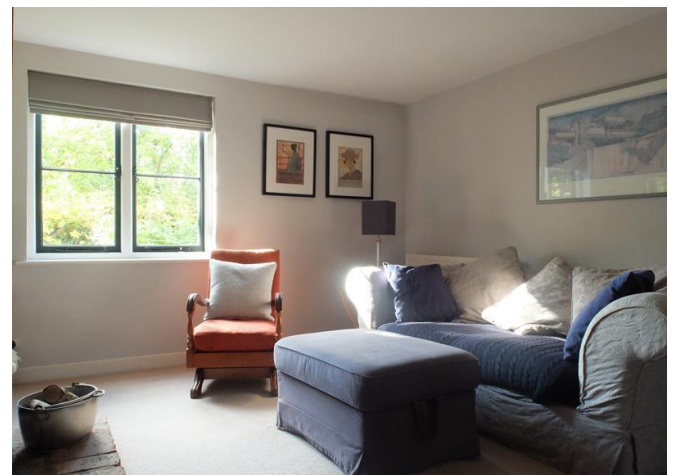
Approached via a wooden stable door. Front facing window, wall lights, feature fireplace with a brick hearth and inset AGA wood burning stove, wall lights, radiator, telephone point. Doors to

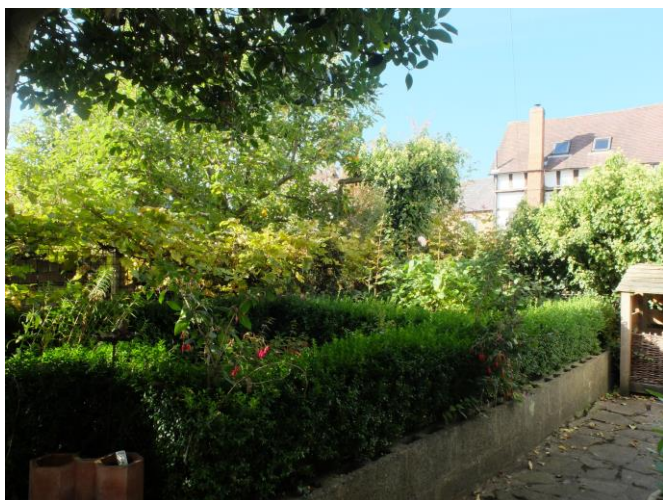
Cloakroom

Spotlights, extractor fan, coat hooks, pedestal wash hand basin, low level WC, radiator, tiled floor.

Breakfast Kitchen 4.96m (16ft) max x 3.41m (11ft)

Bright and airy contemporary kitchen enjoying a dual aspect and fitted with a range of cream painted Shaker style wall and floor mounted units with wooden work surfaces over and tiled surrounds. Inset Belfast sink with mixer tap over. Cupboard housing Valliant gas fired central heating boiler. The kitchen





also includes an electric Bosch **OVEN** with a four ring gas **HOB** over and extractor hood, integrated Bosch **DISHWASHER** and an integrated **WASHING MACHINE**. There is space for a tumble dryer and a tall fridge freezer. Recessed spotlights, feature exposed painted ceiling beams, radiator, solid oak flooring, French doors leading to the walled courtyard garden.

Living Room 4.85m (15ft 8in) max x 3.51m (11ft 4in) max
Front facing window, feature fireplace with a brick hearth and inset AGA wood burning stove, wall lights, radiator, TV point. Stairs to first floor with useful understairs storage cupboard

First Floor

Ceiling light, access to loft space, part panelled walls. Doors to

Bedroom 1 3.82m (12ft 4in) x 3.61m (11ft 8in)

Beautifully appointed with a part sloping ceiling, front facing window, wall lights, ornate period fireplace, radiator, deep storage cupboard, part panelled walls, feature exposed painted timbers, wide polished floorboards.

Bedroom 2 3.56m (11ft 6in) x 2.92m (9ft 5in)

Enjoying a dual aspect with front and side facing windows, wall lights, radiator, wide polished floorboards.

Bathroom

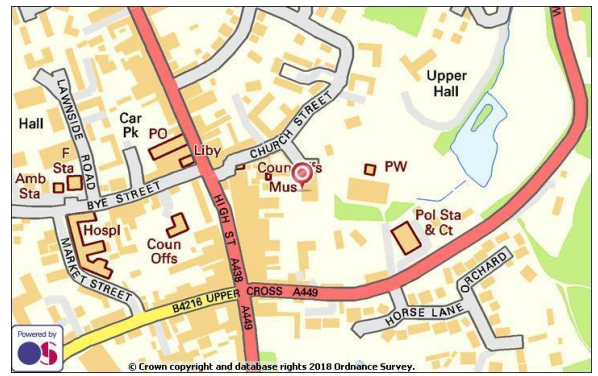
White suite comprising panelled bath with telephone style shower attachment, pedestal wash hand basin with mirror over and vanity light, low level WC. Side facing window, ceiling light, extractor fan, chrome ladder style towel rail, painted dado panelling.

Outside

Church Cottage is approached by a pedestrian pathway leading to a cottage style garden, which extends to the front and side of the house. To the front of the cottage there are raised beds bordered by box hedging and planted with a variety of colourful flowers and a mature apple tree. To the side of the cottage there is a south facing walled courtyard providing an ideal seating area with an ornamental pond. There are outside storage cupboards, an outside tap and outside lights.

Directions

The approach to Church Cottage is through a private walkway under a brick archway to the side of Church House at the head of Church Lane.



Services

We have been advised that mains services are connected to the property. 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 infer 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 purchases/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 formerly 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

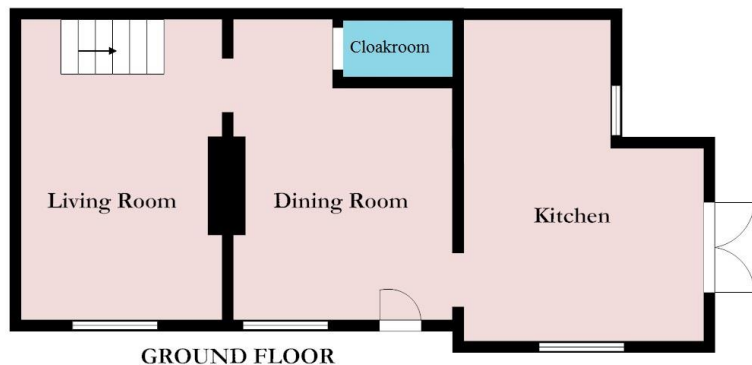
COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (49).

Church Cottage
Church Lane
Ledbury



For information and
illustrative purposes only.
Not to scale



FIRST FLOOR

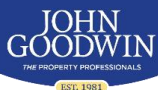
MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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 tenants 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.



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