



SITUATION

Tenbury Wells 6.5 miles, Leominster 7.5 miles, Bromyard 9.5 miles, Ludlow 11.5 miles, Hereford 18.5 miles, Malvern 21 miles, Ledbury 21.5 miles, Worcester 24 miles.

Road Links: M50 (jct 2) 24 miles.

Trains: Leominster, Ledbury.

International Airports: Birmingham 62.5 miles

The Gobbets is situated in a rural village location with views across open countryside towards the Black Mountains & Cleve Hills. The property benefits from being situated between the 4 Market Towns of Tenbury Wells, Leominster, Bromyard and Ludlow, all of which offer a good range of independent shops, churches, public houses, restaurants, leisure centres, dentists and doctors. Further amenities including theatres, restaurants and shopping are available nearby in Hereford, Malvern or Worcester.

There is an excellent range of both public and private schools in the area with Primary School Education at Stoke Prior (5 miles) with secondary school education at Tenbury, Leominster or Bromyard. There is significant range of independent schools including: Moor Park at Ludlow, Hereford Cathedral School, Lucton School and The Elms. For Independents see www.isc.co.uk and for state school information see www.herefordshiregov.uk/education-and-learning/find-a-school

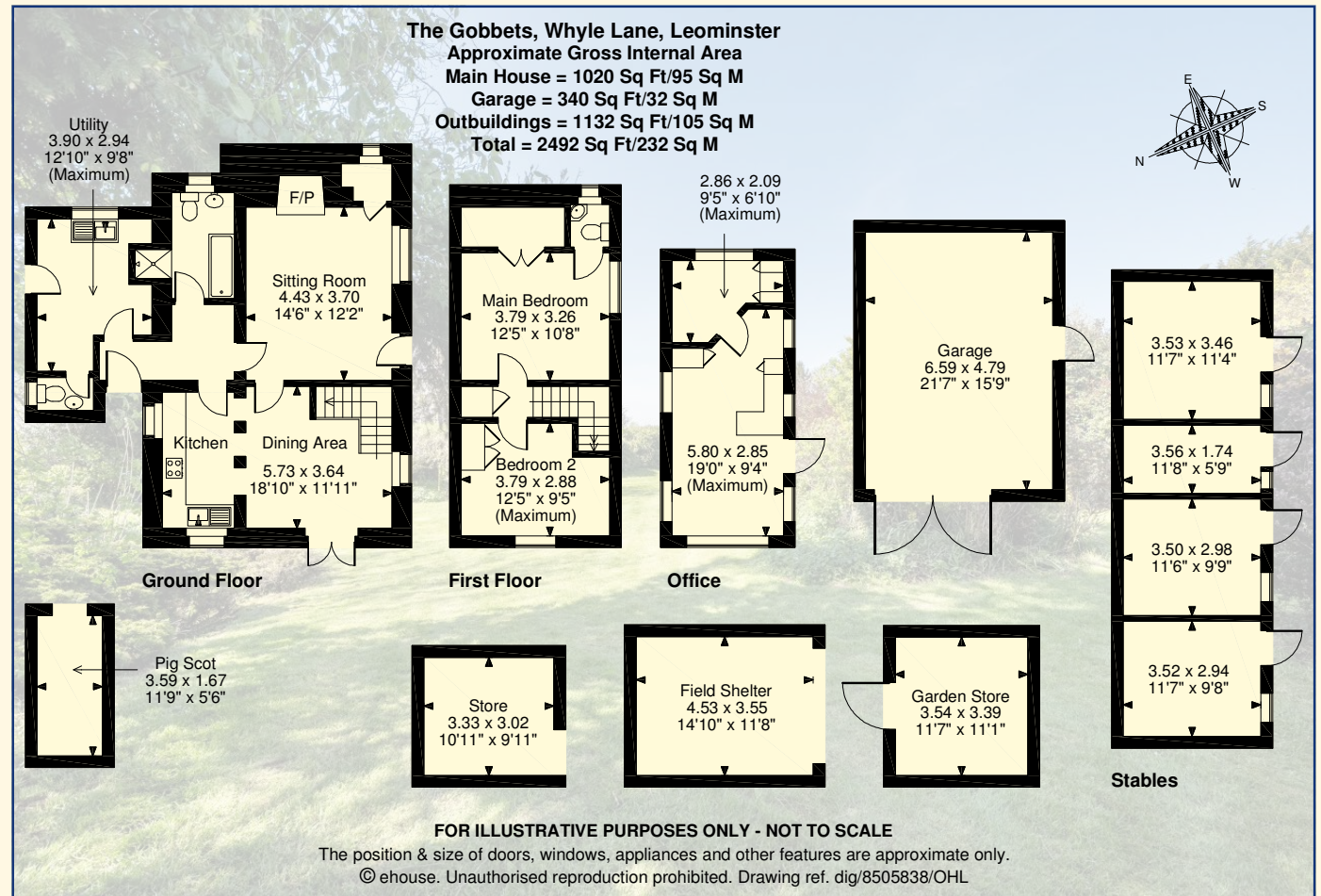
- Kitchen, Utility & w.c.
- Living Room, Dining Room
- Master Bedroom with En Suite w.c. Further Double Bedroom
- Family Bathroom with separate Shower
- Range of 3 Timber Stables & Feed Room
- Garage/Workshop, Timber Fodder Store, Mobile Office/Playroom
- Old Stone Pig Cot, Log Store
- 20m x 40m Arena

Gardens & Pastureland to about 2 acres

Local, Sporting & Recreational The surrounding area provides a wealth of sporting and recreational opportunities, particularly on the Bromyard Downs and the Malvern Hills, both renowned for their outstanding natural beauty. Excellent walking and cycling opportunities abound from the property with good out riding. Horse Racing is at Hereford, Ludlow, Worcester and Cheltenham. Local Hunts include the North Hereford and Ludlow Hunts. Golf can be enjoyed at Hereford, Leominster or Ludlow. Local equestrian centres within easy driving distance include Bromyard Equestrian, Hillview, Three Counties Show Ground and Allenshill.

THE GOBBETS

The Gobbets is a delightful stone-built cottage offering two-bedroom accommodation with far reaching views across open countryside. The property dates to the 1700's and still retains many original features including exposed beams. The main entrance leads into reception hall, with doors leading off to the principal rooms. The living room with wood burning stove set within Inglenook fireplace and exposed beams, door leads through into the dining room with stairs to first floor and doorway through to the kitchen with cooker and range of fitted cupboards.



The utility room & w.c. with door to outside and family bathroom are accessed off the hall. On the first floor there are two double bedrooms one with en suite w.c.

OUTSIDE

The property is approached along a stone drive into gravelled parking for several vehicles. The stables are to the front of the property with arena to the right as you come into the property. There is a timber fodder store with old stone pig cot to the rear utilised for wood store. To the side of the house is the garage/workshop with mobile office/ playroom situated to the rear, ideal for use for office or studio.

The Gobbets enjoys well established private garden mainly laid to lawn, plus variety of shrubs and trees. The former old stone quarry from which the stone for the cottage came from is now a pond. To the side accessed from the utility or side gate is small, landscaped patio area.

Most of the grazing land is to the rear of the property and enjoys the benefit of mains electric fencing, with further two pony paddocks to the front.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

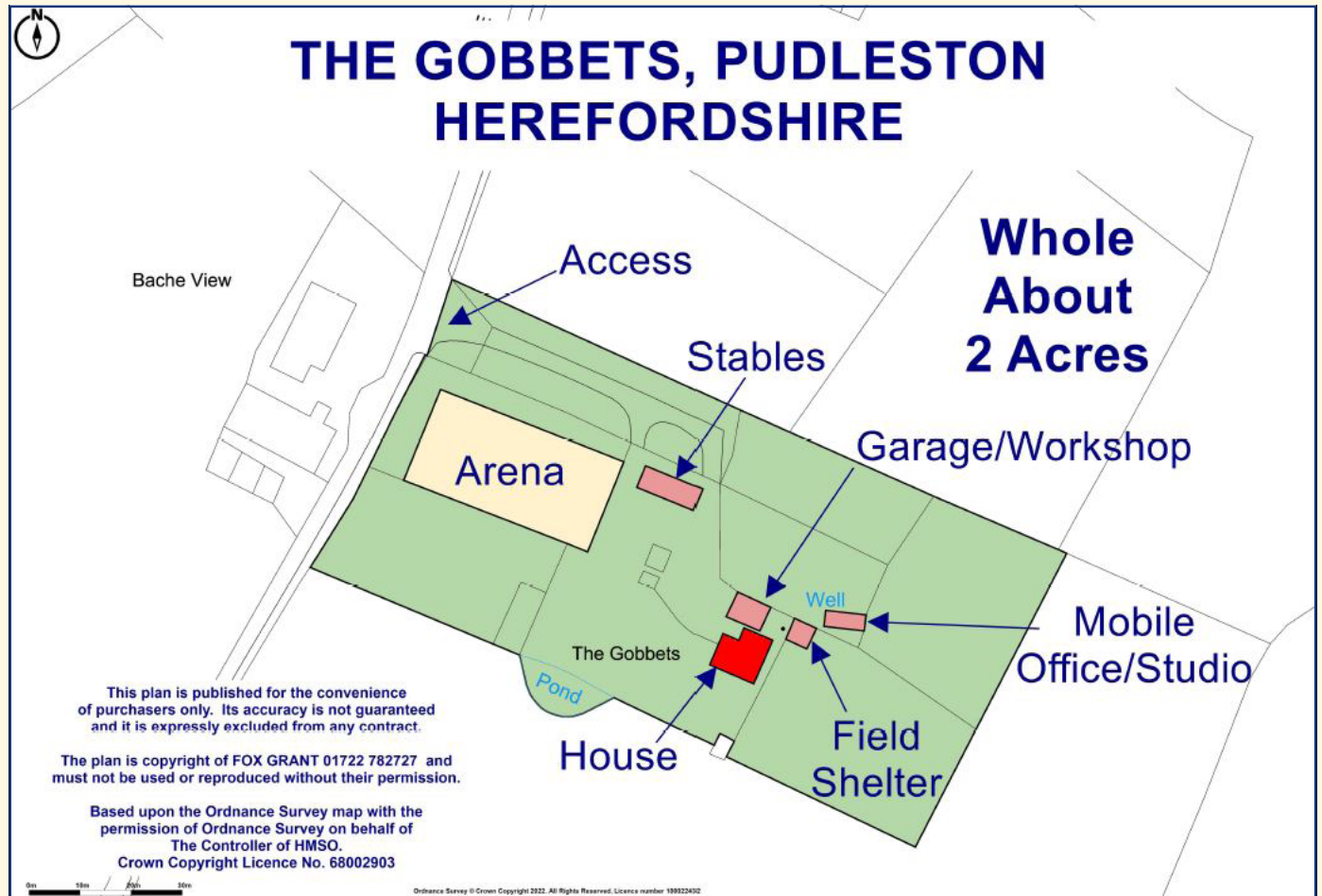
Local Authority Herefordshire Council 01432 260000

Council Tax: Band D - £2,508.43

Services Mains electricity & water, private drainage & oil-fired central heating, broadband.

Fixtures & Fittings Unless mentioned specifically by separate negotiation.

Tenure: Freehold with vacant possession.





VIEWINGS

Strictly by appointment 01432 367802 or email liz@foxgrant.com



Liz Langford



Fox Grant

THE GOBBETS, HR6 0RQ

DIRECTIONS

Postcode: **HR6 0RQ**

From the A49 Leominster take the A44 Worcester Road, follow the road for approximately 2 miles and take the left turn signposted "Hatfield" and "Pudleston". Follow this road for approximately 2 miles and at Pudleston church turn left and immediately right. Follow this road past the village hall and Bines farm and take the next left turn. Proceed along for about 0.5 miles and the entrance for The Gobbets is on the left-hand side.

WHAT3WORDS [scrub.strategy.trickles](https://www.what3words.com/scrub.strategy.trickles)

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COUNTRY
& VILLAGE

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