

The Cottage Eggs Tump

Bromsberrow HR8 1SA

STEVE GOOCH

ESTATE AGENTS | EST 1985

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Guide Price £625,000

A LOVINGLY RESTORED and EXTENDED MID 18TH CENTURY FOUR BEDROOM DETACHED CHARACTER COTTAGE, set in a RURAL LOCATION with GROUNDS APPROACHING ONE THIRD OF AN ACRE, PANORAMIC VIEWS, AMPLE PARKING and GARAGE, all being offered with NO ONWARD CHAIN.

The Cottage is situated on a quiet country lane within the attractive hamlet of Eggs Tump. It offers a sense of peace and tranquility and panoramic views over the countryside to the Malvern Hills in the north and over Gloucestershire towards Bredon Hill in the east. The property is only 6 miles from the bustling market town of Ledbury, 10 miles from the market town of Tewkesbury and the spa town of Malvern, all of which offer an abundance of amenities from schools, doctors surgeries through to supermarkets, eateries, local shops, theatres and the like. The property is situated at the foot of the Malvern Hills, which is an Area of Outstanding Natural Beauty.

The cathedral cities of Gloucester (12 miles), Hereford (27 miles) and Worcester (24 miles) are within easy commuting distance. There are excellent transport links nearby with Junction 2 of the M50 being 2 miles away. There is a mainline railway station in Ledbury with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington.



THE PROPERTY

Believed to date back to the 1750's, The Cottage has been lovingly restored and extended to provide a versatile family home.

The property is entered through the stable front door and into the dining room, where the original range fire sits in a large open brick fireplace. The rooms in the original cottage have a wealth of period features and exposed timbers. The dining room, kitchen and living room have flagstone flooring with underfloor heating, whereas the study has a unique brick floor. A stable door from the dining room leads to the path running around the side of the property. From this room there are extensive views over Gloucestershire towards Bredon Hill. The fitted bespoke kitchen leads off the dining room and has fitted units under a granite worksurface with space for a range cooker.

Following through from the dining room into the living room, the original front door is located here and leads back to the garden. In this room, there is a large open fireplace with a woodburner. A step down brings you into the study area, which has exposed brickwork and a skylight. A door from the living room leads into the utility room, where there is a Belfast sink, space for a fridge / freezer and washing machine, ample storage cupboards. Off the utility room is the cloakroom and a door leads to the back courtyard garden. The feature wooden staircase rises from the living room to the first floor, where there are original wooden floor boards.

The master bedroom has exposed beams and windows to two aspects giving views over the Malvern Hills and Bredon Hill. There is an abundance of storage in this room with under eaves storage and two built-in wardrobes. On this floor, there is an additional double bedroom with exposed stonework and beams and under eaves storage space. The family bathroom comprises of a white suite with basin, WC, free standing bath and shower.

Double doors, from the dining room, lead into the new extension which includes a large conservatory (having under floor heating) with separate double doors leading the garden and the path at the side of the cottage, from which stunning views can be enjoyed. A step down leads to the further bedrooms, which both have oak flooring. The first double bedroom has an en-suite shower room. A further door from bedroom three leads to bedroom four, where there is a door leading into the garden. This could make an ideal annexe or Bed and Breakfast accommodation.













OUTSIDE

The grounds extend to approximately one third of an acre and are accessed via a picket gate from the country lane. Double gates lead to the parking area, which is suitable for the parking of three / four vehicles.

The mature colourful garden is an array of lawns, paths, seating areas and flower beds. There is a decking area which has lovely views of the surrounding countryside and also a paved patio. At the end of the garden, a wooden gate leads into the orchard which contains a mixture of Plum, Apple, Pear and Greengage trees. There are also two sheds.

There is ample off road parking at the top of the garden and at the rear of the property, both areas are accessed by a wooden gate from the country lane.

At the rear of the property is a wood lap single detached garage and wooden log store. Under the parking area, there is the original well that once supplied water for The Cottage and for the neighbouring properties.

SERVICES

Mains water and electricity, septic tank, oil-fired central heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 Ledbury, head towards Gloucester on the A417, passing over the M50 motorway bridge. Take the next left hand turn signposted to Malvern. Proceed along here and take the first left hand turn. The Cottage is the first house on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

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







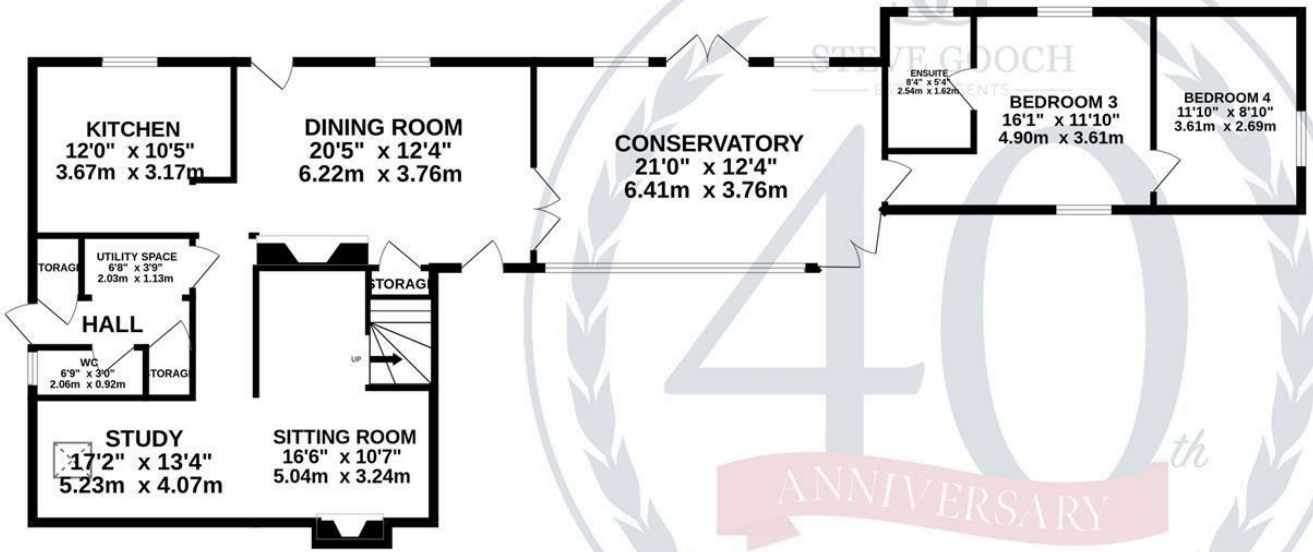




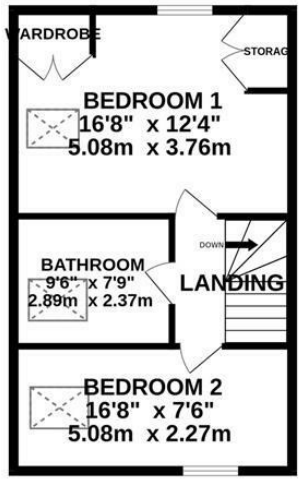



King's Green
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GROUND FLOOR

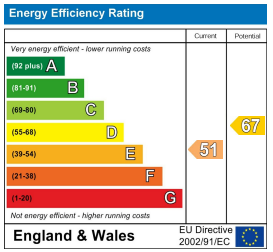


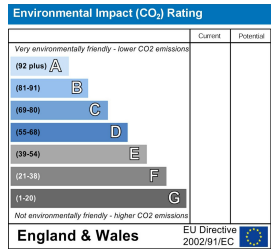
1ST FLOOR



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