

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A Charming Grade II Listed Semi-Detached Cottage, Full Of Character And Original Features. Recently Updated With A New Heating System, It Offers Scope For Further Improvement And Personalisation Or Even Business Potential.

The Property Includes A Characterful Living/Dining Room Three Bedrooms, And A Generous Wrap-Around Cottage Style Garden Overlooking Open Farmland. Outbuildings And An Attached Scullery Offer Excellent Potential For Extending The Living Space Or Creating A Home Office/Studio (STPP). Ample Off-Road Parking Completes This Attractive Village Home. EPC - E

43 Ashperton Road – Offers In The Region Of £375,000

Ashperton, Herefordshire, HR8 2RY



43 Ashperton Road

Location & Description

Situated in the desirable village of Ashperton and set well back from the main road, just 6 miles from Ledbury, the property enjoys easy access to local amenities including a primary school, village hall, and church. Excellent transport links connect to the M50/M5 and major centres such as Hereford, Worcester, and Gloucester-all within approximately 16 miles.

Property Description

43 Ashperton Road is a charming Grade II listed semi-detached cottage, full of character and original features. The property has been recently and sympathetically renovated by the current owners with additions such as a new heating system, enhancing its appeal while still offering scope for further improvement and personalisation.

Internally, the accommodation comprises well appointed kitchen, living/dining rooms and three well-proportioned bedrooms, and a recently renovated shower room. Providing flexible living space ideal for families looking for a village lifestyle or those looking for an opportunity to expand and develop a most unique property.

Externally, the property boasts a generous wrap-around garden with recently installed fencing overlooking immediate farmland, offering a peaceful and private outdoor setting with plenty of space for entertaining or relaxing. There is ample off-road parking and a selection of outbuildings, which present excellent potential for further development-perfect for a home office, studio, or guest accommodation. An attached Scullery also offers scope for an increase to the down stairs footprint, potential for an open plan Kitchen/Diner or further reception room to suit any purchasers needs (subject to the necessary consents).

The accommodation with approximate dimensions is as follows:

Outside and Garden

Approaching the property from a shared driveway you meet a gated entrance with a generous gravelled driveway for ample off road parking.

A wrap around cottage style garden, primarily laid to lawn and well stocked with a range of mature trees and plants leads to a variety of out buildings including an old stable, Pig sty and Scullery.

Much improved by the current owners, the garden now benefits from raised vegetable patches, raised patio to the rear and Wisteria arch leading you to the front entrance. All with stunning views over neighbouring farmland.

Outbuildings

A newly constructed Workshop has been installed by the vendors with planning consent - roughly Ft by Ft - with permissions for windows to the side aspect. Fully insulated internally and benefitting from a tin roof. Power has not been connected but there is a nearby outdoor supply.

A brick built former stable split into three separate storage rooms benefitting from a boarded mezzanine level above. A generous storage space that offers scope for further development or annex potential (subject to the necessary planning consents).

Adjoining the property are three timber framed outside storage rooms with a tiled roof. The first is a former Cider Press with both the original Crush and Press still in situ.

The second is generous sized store room. The third is a Scullery with brick built bread oven and range cooker and door leading into the main house.





It is considered that some or all of these adjoining outbuildings have the potential to be converted into additional living space/kitchen dining area for the cottage (Subject to the necessary planning consents).

Entrance Hall

A stable door enters into an entrance porch with storage space and corridor leading to the Scullery. With a single glazed window to the front aspect. Obscure glass door into...

Inner Hall 2.68m (8ft 8in) x 2.06m (6ft 8in)

With two ceiling light points. Wooden laminate flooring. Generous storage cupboard. Radiator. Door into Kitchen and WC.

WC

Ceiling light point. Two single glazed windows into the entrance hallway. Low level toilet. Ceramic sink. Tile effect vinyl flooring.

Kitchen 3.56m (11ft 6in) x 3.30m (10ft 8in)

Six spot down lights. Exposed beams. Two single glazed windows to the rear aspect. A Shaker style kitchen with a range of wall and base units with a marble effect laminate work top, inset stainless steel sink and draining unit with chrome taps. Tiled backsplash. Free standing electric cooker and four ring electric hob. Space for dishwasher and washing machine. Radiator. Wooden flooring.

Living/Dining Room 5.32m (17ft 2in) x 5.16m (16ft 8in)

With exposed beams. Three secondary glazed windows to the front aspect, one secondary glazed window to the the rear aspect. Inset wood burner on a stone hearth. Original bread oven. Radiator. Generous walk in storage cupboard with lighting. Glass door into...

Rear Entrance Hall

With staircase to galleried landing. Ceiling light point. Slim ladder radiator. Under stairs storage cupboard. Oak flooring. Double glazed wooden rear door.

To The First Floor

A galleried landing with exposed beams, ceiling light and carpet. Doors into bedrooms and Shower room

Bedroom 1 5.24m (16ft 11in) x 3.02m (9ft 9in)

A dual aspect double bedroom with secondary glazed window to the front aspect and single glazed window to the rear aspect. Exposed beams. Ceiling light point. Radiator. Carpet.

Bedroom 2 3.72m (12ft) x 2.73m (8ft 10in)

Ceiling light point. Secondary glazed window to the rear aspect. Exposed beams. Radiator. Wooden floorboards.

Bedroom 3 3.72m (12ft) x 2.45m (7ft 11in)

With secondary glazed window to the front aspect. Ceiling light point. Radiator. Exposed beams. Wooden floorboards.

Shower Room

A modern and well appointed shower room with ceiling light point. Walk in double shower with mains powered rainfall shower. Tiled walls. Heated towel rail. Low level toilet. Ceramic sink with tiled back splash and undercounter shelving. Exposed beams. Tiled flooring.

Directions

Exiting Ledbury via the A438 head due West until reaching the Trumpet cross roads. Take the right hand turning onto Ashperton Road and continue through the village passing the primary school on your left hand side and then the village hall on your right hand side. The property is located down a shared driveway on the left hand side of the main road. 43 Ashperton Road can be found on the left at the bottom of the shared drive.

What Three Words: excusing.weaved.guilty



Services

We have been advised that mains electricity services are connected to the property.

The property is on a private drainage system and has oil fired central heating. 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 imply 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 purchasers/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 formally 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) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (52).



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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