



**A DECEPTIVELY SPACIOUS 3 BEDROOMED TERRACED COTTAGE IN A MOST CONVENIENT TOWN CENTRE LOCATION OFFERING VERY WELL PRESENTED ACCOMMODATION WITH MANY FINE CHARACTER FEATURES AND BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING. EPC: C**

**NO CHAIN**

**INTERNAL INSPECTION ESSENTIAL**

**Gentlemen's Cottage- Guide Price: £279,000**

Plough Mews, The Homend, Ledbury, Herefordshire HR8 1BX



# GENTLEMANS COTTAGE

## Location

Plough Mews is situated in the centre of Ledbury which has a wide 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 sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

## Description

Gentlemans Cottage is an interesting terraced property very conveniently situated in the heart of Ledbury town centre.

The well presented accommodation has considerable charm and character and benefits from gas fired central heating and double glazing. It comprises on the ground floor a reception hall, cloakroom with WC, spacious sitting room and a dining kitchen. On the first floor the landing gives access to three bedrooms and a refitted bathroom.

## ACCOMMODATION:

### Reception Hall

With wooden stable front door. Single radiator. Quarry tiled floor. Stairs to first floor. Understairs recess. Double glazed window to front.

### Cloakroom

Fitted with an attractive mounted wash basin and a WC. Single radiator. Ventilator. Fitted shelving. Quarry tiled floor. Attractive stripped latch door.

### Dining Kitchen 4.06m (13ft 1in) max. x 2.82m (9ft 1in)

Fitted with a range of contemporary units comprising a stainless steel sink unit with base unit under. Corner base unit. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring ceramic hob and integral extractor hood over. Plumbing for dishwasher. Wall mounted combination boiler. Ventilator. Single radiator. Quarry tiled floor. Stripped latch door. Double glazed windows to front and rear.





**Sitting Room 5.63m (18ft 2in) max. x 4.23m (13ft 8in)**  
 With a feature fireplace recess with brick hearth and Oak beam. Two double radiators. Attractive stripped floor. Stripped latch door. Two double glazed windows to front.

**Landing**  
 With single radiator and double glazed roof window to rear.

**Bedroom 1 4.16m (13ft 5in) x 3.25m (10ft 6in) plus door recess**  
 With feature vaulted ceiling with exposed timbers. Double radiator. Stripped floor. Stripped latch door. Double glazed window to rear.



**Bedroom 2 4.13m (13ft 4in) x 2.87m (9ft 3in) max.**  
 With vaulted ceiling with exposed timbers. Double radiator. Stripped floor. Stripped latch door. Double glazed window to front. Double glazed roof window to rear.

**Bedroom 3 2.71m (8ft 9in) x 2.32m (7ft 6in)**  
 With exposed ceiling timber. Single radiator. Access to roof space. Stripped latch door. Double glazed roof window to front.



**Bathroom**  
 Fitted with a white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash hand basin with tiled splashback and a WC. Shaver point. Ventilator. Chrome ladder radiator. Stripped latched door. Double glazed roof window to front.

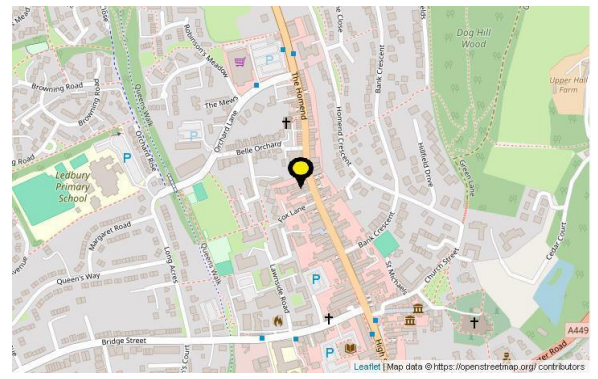
**Services**  
 We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to 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.



## Directions

From the agents Ledbury office turn left and proceed along the High Street and into the Homend. Gentlemans Cottage is located to the rear of the old Plough Hotel (on the left hand side 74-76 The Homend). To gain access to the property proceed through the gated archway and the property will be located after a short distance on the right hand side.



## 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 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

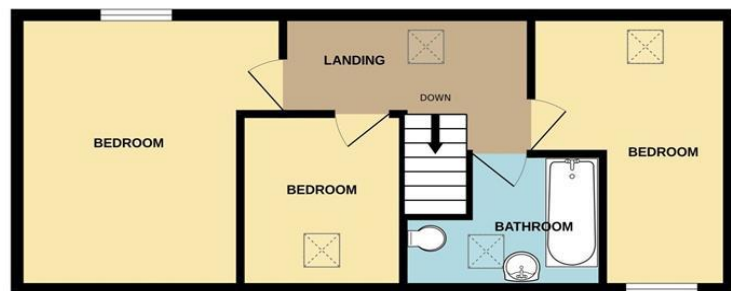
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

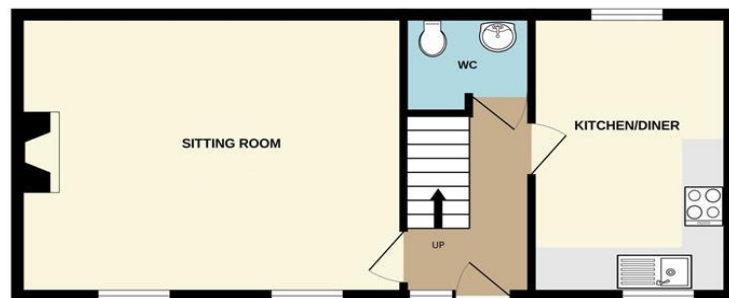
BAND C

## EPC

The EPC rating for this property is C (71)



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk

### 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 leasees 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.