

FOR
SALE



Greenway Cottage, Much Marcle, Ledbury, Herefordshire HR8 2LY

£495,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this highly sought-after village location, a Grade II Listed 3 bedroom detached cottage standing in good size gardens and grounds. The property, which offers a wealth of character and charm, has the added benefit of oil central heating, wealth of exposed timbers, bespoke detached double garage and ample parking and to fully appreciate this property we strongly recommend internal inspection. Both the popular town of Ledbury and City of Hereford are within easy driving distance and there is easy access to the M50 and its motorway links. In more detail, the accommodation comprises:-

POINTS OF INTEREST

- *Highly sought-after village location*
- *Grade II Listed 3 bedroom detached cottage*
- *2 Large receptions*
- *Kitchen & study*
- *Good size rear garden*
- *Bespoke detached double garage*
- *Wealth of character & charm*



ROOM DESCRIPTIONS

Stable door through to the

Spacious Dining Hall

Fitted carpet, bay window to the front aspect, radiator, wealth of exposed timbers, turning carpeted staircase to the first floor and feature fireplace with hearth, display mantel and woodburning stove.

Drawing Room/Lounge

Fitted carpet, bay window to the front aspect, window to the rear, wealth of exposed timbers, radiator, feature fireplace with hearth, woodburning stove and display cupboards with shelving above to each side.

From the Dining Hall, there is access to the

Study

With easy to maintain flooring, window to the rear, radiator and exposed timbers.

Fitted Kitchen

With a range of wall and base units, ample granite worksurfaces, windows to the front and rear, 1½ bowl sink unit, radiator, built-in oven, central timber and access to the

Inner Lobby/Utility Area

Space for appliances and access to the

Downstairs Shower/Cloakroom

Shower cubicle, low flush WC, wash hand-basin, radiator and mirror fronted medicine cabinet.

First floor landing

Fitted carpet, radiator, exposed timbers, window to the side enjoying a fine outlook, range of store cupboards (1 also housing the central heating boiler), door to

Bedroom 1

Fitted carpet, radiator, exposed timbers, double glazed windows to the front and side aspect.

Bedroom 2

Fitted carpet, radiator, exposed timbers and double glazed windows to the front and side aspect.

Bedroom 3

Fitted carpet, radiator, window to the side and exposed timber.

Bathroom

White suite comprising jacuzzi-style bath, pedestal wash hand-basin, WC, exposed timbers, window to the rear, radiator.

Outside

Double gates open onto a good size driveway providing ample off-road parking and this continues to the side of the property where there is access to the BESPOKE DETACHED DOUBLE GARAGE, power and light points and ample storage space. One of the main features of the property are the good size well-established gardens to the front, side and rear of the property which are mainly laid to lawn, interspersed with a wide variety of flowers and shrubs and all well enclosed by hedging to maintain privacy. At the bottom of the garden there is a useful summerhouse and store-shed.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band D - payable 2024/25 £2285.58
Water and drainage - rates are payable.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

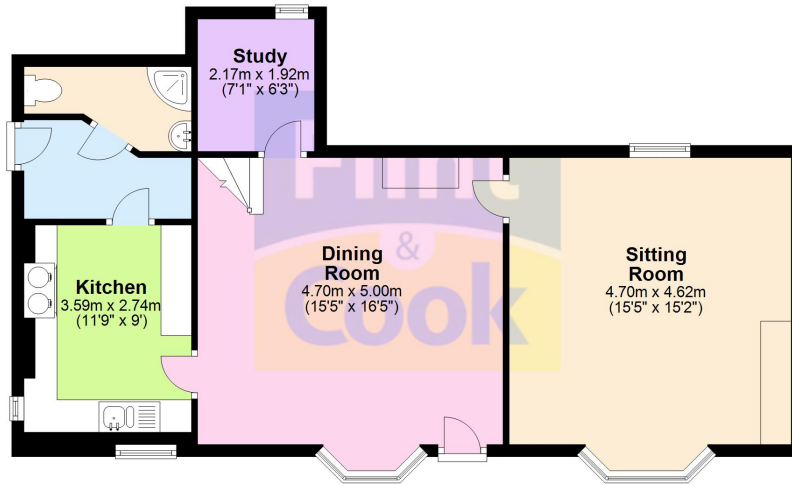
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed east out of Hereford on the A438 Ledbury Road and on reaching the Trumpet public house, turn right and continue for approximately 2 miles. Then turn right at the mini-roundabout signposted towards Ross-on-Wye and on reaching Much Marcle turn left at the crossroads and Greenway Cottage is the 1st property on the left hand side.
What3words - reflector.belonging.shelf

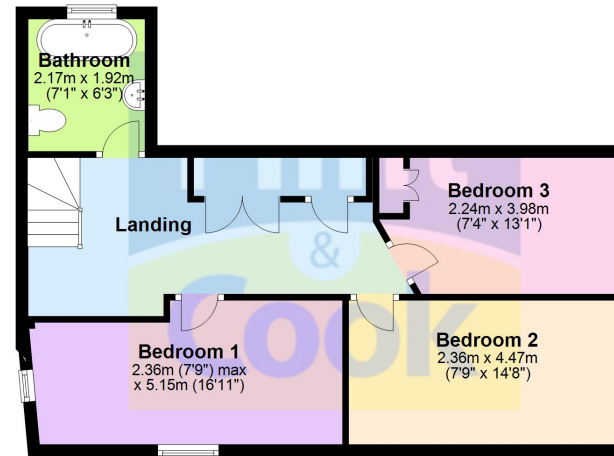
Ground Floor

Approx. 68.1 sq. metres (732.7 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



Total area: approx. 118.0 sq. metres (1269.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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