

Pughs

**OLD NEW HOUSE
FARMHOUSE
PUTLEY, LEDBURY
HEREFORDSHIRE
HR8 2QL**

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ESTATE AGENTS & VALUERS

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Ledbury, Herefordshire, HR8 2AQ
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A quirky Grade II Listed farmhouse believed to date back to circa 1660 which currently comprises of three bedroom accommodation plus a further two attic rooms and a traditional outbuilding which has partly been converted into a one bedroom holiday let. The property sits within approximately 0.75 acres of mature gardens which backs on to agricultural fields. The property also benefits from fantastic views

**VIEWING HIGHLY RECOMMENDED
OFFERS IN THE REGION OF £600,000**

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OLD NEW HOUSE FARMHOUSE, PUTLEY, LEDBURY, HEREFORDSHIRE, HR8 2QL

ENTRANCE

Timber door to

REAR LOBBY

Tiled floor

INNER HALLWAY

Tiled floor, former bread oven, radiator, access to storage cupboard

CLOAKROOM

White suite comprising W.C, hand basin, tiled floor

BREAKFAST KITCHEN 5.3m x 3.3m

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, electric double oven, four ring gas hob with extractor over, tiled splashbacks, red tiled floor, exposed timber and beams, radiator

SNUG 5.3m x 3.8m

Inglenook fireplace with wood burner inset on tile hearth, exposed timbers and beams, radiator, access to storage cupboard

MORNING ROOM 4.2m x 2.8m

Open fireplace, exposed timbers and beams, radiator, walk in pantry

FRONT HALLWAY

Timber external door to front, exposed timbers and beams, radiator

FRONT ROOM 5.4m x 4.5m

Two radiators, open fireplace, exposed timbers and beams

FIRST FLOOR

LANDING

exposed timbers and beams, radiator, stairs off

BEDROOM 5.4m x 3.3m

Victorian cast iron feature fireplace, built in wardrobe, exposed timbers and beams, two radiators

BEDROOM 5.4m x 3.3m

Built in wardrobe, exposed timbers and beams, two radiators

BEDROOM 3.0m x 2.5m

Access to airing cupboard, radiator

BATHROOM

White suite comprising W.C, hand basin, bath with shower over, bidet, tiled walls

SECOND FLOOR – ATTIC

ATTIC ROOM 1 - 4.4m x 2.3m

exposed timbers and beams, radiator

ATTIC ROOM 2 - 4.5m x 2.3m

exposed timbers and beams, radiator

OUTBUILDING

The attached former brick built outbuilding has a one bedroom Holiday Let however may have potential for further development subject to obtaining the necessary consents.

ATTACHED WASH ROOM 4.3m x 4.3m

Exposed timbers and beams, oil fired boiler, external door to rear, space for appliances, former well and pump, brick washstand with copper washing pan, former fireplace

CIDER MILL BARN 5.5m x 5.5m

Comprising cider mill, exposed timbers and beams access to

LEAN TO COW SHED 7.5m x 3.9m

CART SHED 5.6m x 2.3m

HOLIDAY LET

Part complete one bedroom holiday let. Planning permission reference DCN044691/F

LIVING/BEDROOM 4.3m x 4.3m

KITCHEN/BATHROOM 5.6m x 4.3m

OUTSIDE

The property is approached via a tree lined driveway with access to the large gravel parking area to the front of the property leading to the rear door and outbuildings. The garden is ideal for family use with patios, large lawn area and orchard area with various fruit trees. External access to cellar (5.4m x 4.5m) situated under front room

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07836320330 James Pugh

SERVICES

We understand from the Vendors that mains water, electricity and private drainage is connected to the property. Oil fired central heating. Telephone subject to BT regulations.

TENURE

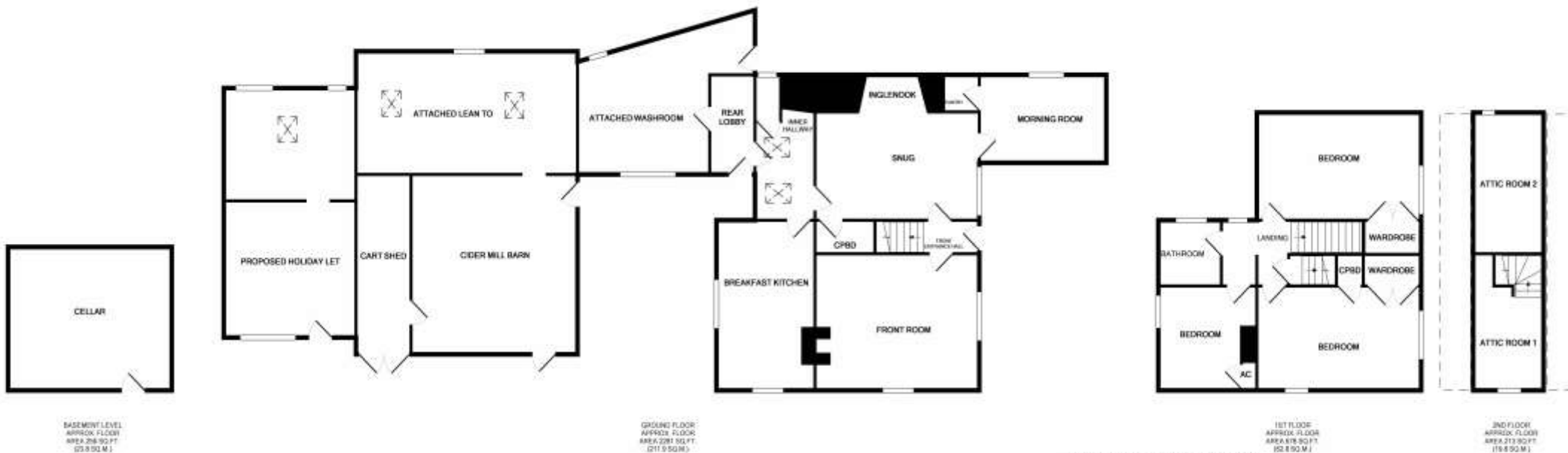
We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

COUNCIL TAX

Band G Rates £2891.55 (2017/18)
(Herefordshire Council 01432 260000)

MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.



DIRECTIONS

From Ledbury proceed on the A438 towards Hereford, at the Trumpet Crossroads turn left, take the first right signposted Aylton, continue on the road for approximately 500 yards, at the triangle stay left, proceed until the end of the road then turn right towards Putley. The property can be found on your left after approximately 500 yards.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken February 2018