

**KITTLES COTTAGE,
LYNE DOWN,
MUCH MARCLE, LEDBURY,
HEREFORDSHIRE, HR8 2NT**



Pughs



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MUCH MARCLE, LEDBURY,
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ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
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A traditional smallholding featuring a charming period Grade II Listed cottage, with an adjacent timber framed outbuilding, situated within a rural location, bounded by extensive landscaped gardens.

To the immediate rear of the property, the farmland, which benefits from a separate point of access off the proximal public highway, lies as a contiguous block of gently sloping pasture.

IN ALL APPROXIMATELY 3.04 ACRES (1.23 HECTARES)

OFFERS IN THE REGION OF £500,000

Further land extending to approximately 5.56 acres (2.25 hectares) available by separate negotiation.

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The Accommodation comprises:

ENTRANCE

Timber door to

PORCH

Flagstone floor, timber door to

HALLWAY

Radiator, tiled floor, access to larder

CLOAKROOM

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

KITCHEN 3.9m x 3.6m

Comprising fitted wall and base units incorporating 1½ bowl acrylic sink and drainer, space and plumbing for appliances, radiator, oil fired boiler, stairs off, Clearview wood burner, tiled floor

DINING ROOM 3.8m x 3.3m

Radiator

OFFICE 3.4m x 1.7m

Exposed timbers and beams, radiator

LIVING ROOM 4.2m x 3.5m

Exposed timbers and beams, Inglenook fireplace with Clearview woodburner inset, UPVc door to front porch, stairs off, radiator

DOWNSTAIRS BEDROOM 3.3m x 2.4m Maximum

Timber patio doors, radiator

SHOWER ROOM

White suite comprising hand basin, heated towel rail, walk in shower, tiled walls, space and plumbing for appliances

FIRST FLOOR

BEDROOM 2.5m x 2.3m

Radiator

ENSUITE

White suite comprising W.C, hand basin, bath, radiator, airing cupboard

BEDROOM 3.8m x 3.6m

Radiator

LANDING

Exposed timbers and beams, radiator

BATHROOM

White suite comprising W.C, hand basin, bath, tiled splashbacks, radiator

BEDROOM 3.5m x 3.1m

Exposed timbers and beams, radiator

OUTSIDE

A legal Right of Way over private land leads to a gated stoned parking/turning area for several vehicles to the rear of the property. Adjacent is a terraced landscaped raised garden with stoned pathways as well as a timber greenhouse and shed. The stoned area also leads to the gateway to the paddocks and the large timber outbuilding.

To the front of the property is a large formal garden comprising mainly of lawn with pond, dove cote, two aviaries and mature trees and shrubs.

There is a beautiful croquet lawn adjacent to the front garden and the timber outbuilding overlooks the lawn with the benefit of a decked area to the front.

The timber framed building is split into three rooms the croquet room (5.3m x 4.4m), the cider room (4.3m x 4.2m) benefits of double doors to the field and access to loft storage space. The final room is the workshop (5.3m x 3.5m) with metal kennelling. All rooms benefit from electricity, lighting and concrete floors.

LAND

3.04 Acres (1.23 hectares) of well fenced pasture with water connected. Separate access from highway with hardcore gateways

A further 5.56 Acres (2.25 hectares) of well fenced pasture, which abuts the field parcel noted above, are available by separate negotiation.

Please speak to the Agents for further details.

ENVIRONMENTAL STEWARDSHIP

We understand from the vendors that the land is currently subject to an Organic Entry Level Stewardship agreement, which is due to terminate on 30th September 2019. It is at the discretion of the purchaser as to whether they would like to continue with the obligations of said agreement.

The options entered into are as follows:

- OU1 – Organic Management
- OA1 – Farm Environment Record
- OB2 – Hedgerow Management for landscape (on one side of a hedge)
- OB3 – Hedgerow management for landscape and wildlife

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 that the property is freehold and offered with vacant possession

COUNCIL TAX

Band E Rates £2035.22 (2017/18)
(Herefordshire Council 01432 260000)

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07836320330 James Pugh

DIRECTIONS

At the Much Marcle shop crossroads continue along the A449 towards Ross on Wye, continue through the S bends, taking the next right signposted to Lyne Down. Proceed along here

for a short distance until reaching the T- junction directly opposite is a stone driveway, proceed along for a short distance and the property can be found along the left as indicated by our For Sale Board.

AUTHORITIES

Herefordshire Council 01432 260000
Rural Payments Agency 03000 200 301

GUIDE PRICE

Offers in the region of £500,000

ANTI MONEY LAUNDERING REGULATIONS

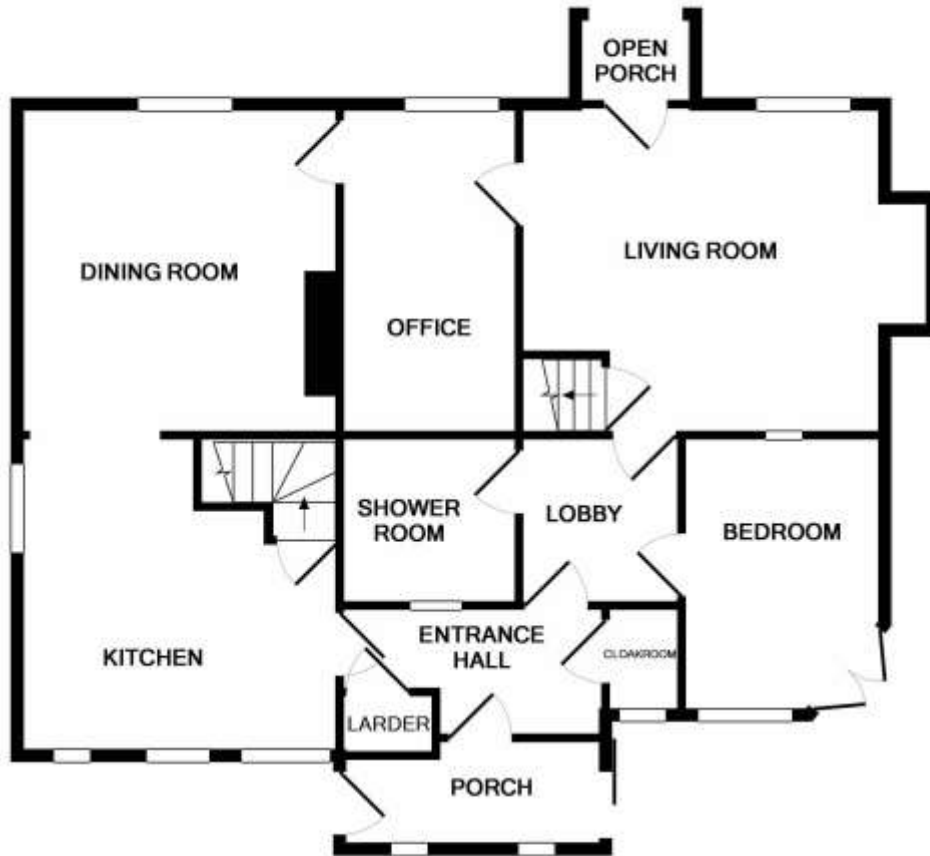
To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

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 January 2018





GROUND FLOOR
APPROX. FLOOR
AREA 813 SQ.FT.
(75.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1348 SQ.FT. (125.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PLAN
(not to scale and for
identification purposes only)



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