



Pughs

**ROSELEIGH, FLOYDS LANE,
WELLINGTON HEATH,
HEREFORDSHIRE, HR8 1LR**

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FLOYDS LANE**

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ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk

Roseleigh is a fabulous four bedroom character detached and extended cottage with well-maintained landscaped gardens, ample off road parking, detached garage and unspoilt views over open countryside.

OFFERS IN THE REGION OF £500,000



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ENTRANCE

Glazed French doors

ENTRANCE PORCH

Multi-paned glazed surrounds, part glazed timber door, tiled floor

LIVING ROOM 5.8M X 3.9M (19'0" X 12'10")

Feature fireplace, two radiators, stairs to first floor with under stairs storage cupboard

SITTING ROOM 4.3M X 3.9M (14'1" X 12'10")

Feature fireplace, dado rail, radiator

DINING ROOM 4.0M X 2.6M (13'1" X 8'6")

Feature bread oven, serving hatch, radiator, small recess with roof window

KITCHEN 5.6M X 2.6M (18'4" X 8'6")

Comprising fitted wall and base units incorporating 1½ acrylic bowl sink unit with drainer, wooden work surfaces with tiled splashbacks, integral fridge freezer, washing machine, radiator

GARDEN ROOM 2.4M X 2.2M MAXIMUM (7'10" X 7'3" MAXIMUM)

Quarry tiled floor, radiator, glazed French doors to front

CLOAKROOM

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

FIRST FLOOR

GALLERY LANDING

Feature archway, radiator, study area with views to open countryside

BEDROOM 3.9M X 4.0M (12'10" X 13'1")

Feature fireplace, two fitted wardrobes, radiator

BEDROOM 4.0M X 3.5M MAXIMUM (13'1" X 11'6" MAXIMUM)

Fitted wardrobe, radiator, exposed timbers and beams

BEDROOM 2.5M X 2.3M MAXIMUM (8'2" X 7'7" MAXIMUM)

Fitted wardrobe unit with cupboards and drawers, radiator

BEDROOM 2.8M X 1.8M (9'2" X 5'11")

Radiator

BATHROOM

White suite comprising bath with shower over, hand basin, W.C, radiator, part tiled walls, heated towel rail, access to airing cupboard

SHOWER ROOM

White suite comprising shower cubicle, hand basin, W.C, tiled splashbacks

OUTSIDE

Roseleigh is approached via a horse shoe in and out gated stoned and part tarmac driveway. Providing ample off road parking in addition to a single detached garage. To the front of the property there is an attractive lawned garden area with rose arbour, small crazy paved terrace and a selection of mature plants, trees and shrubs. Immediately to the side of the house there is a picket fenced paved patio and stoned terrace with further established shrubs. There is a useful garden shed and a large summerhouse with power supply. Steps lead up to a terraced rear garden and a fenced orchard area.

SERVICES

We understand from the Vendors that mains water, electricity, drainage and gas are connected to the property. Telephone subject to BT regulations.

TENURE

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

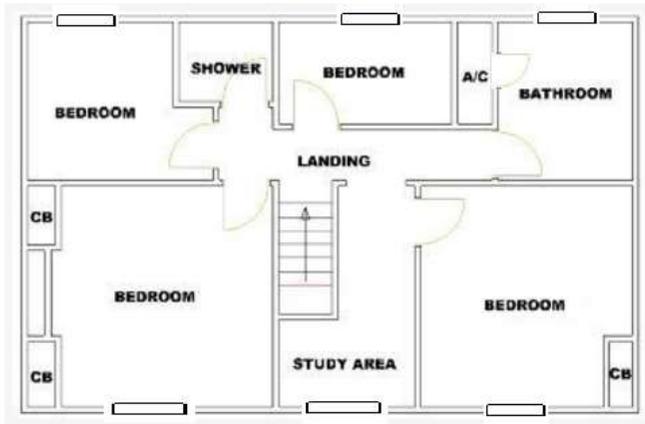
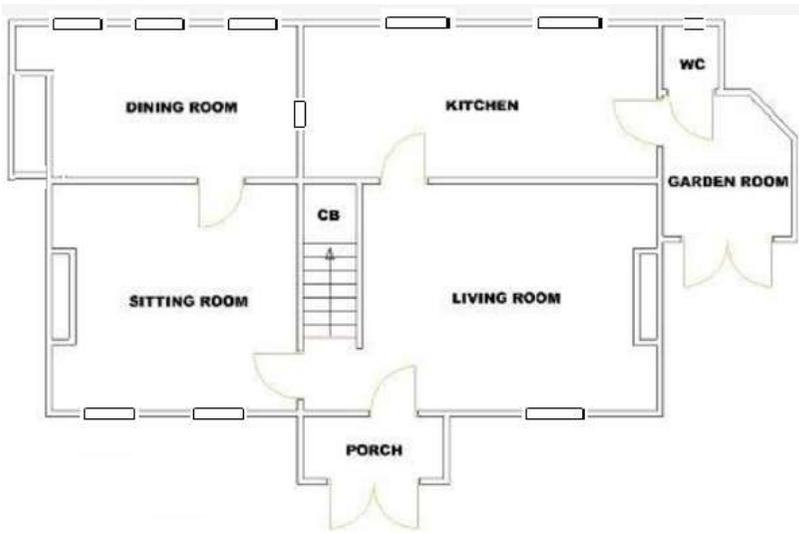
COUNCIL TAX

Band F. Rates £2,431.21 (2015/16)
(Herefordshire Council 01432 260000)

VIEWING

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





DIRECTIONS

From Ledbury proceed on the B4214 towards Bosbury. Take the first right signposted Wellington Heath. After approximately one mile turn right to Horse Road signposted towards "The Farmers Arms". Fork left into Floyds Lane where the property will be found Immediately on the left hand side

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 May 2018

