

*Pughs*



**DOWDING BROOK COTTAGE  
BOSBURY  
LEDBURY  
HEREFORDSHIRE  
HR8 1QD**

***Pughs***

ESTATE AGENTS & VALUERS

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Dowdings Brook Cottage is a charming timber framed cottage which has been improved and extended over the years. The characterful accommodation now comprises of three bedrooms as well as many useful reception rooms. The property also benefits from approximately 1.2 acres of ground where there are useful outbuildings.

**OFFERS IN THE REGION OF £550,000**

**VIEWING HIGHLY RECOMMENDED**



# DOWDING BROOK COTTAGE, BOSBURY, LEDBURY, HR8 1QD

## ENTRANCE

Timber door to

## FRONT PORCH

Tiled floor, pine door to study and oak door to living room

## STUDY

Exposed timbers and beams, tiled floor

## LIVING ROOM 3.8m x 3.4m

Exposed timbers and beams, inglenook fireplace with multi fuel wood burner inset, former bread oven, flagstone floor, radiator

## DOWNSTAIRS BEDROOM 3.8m x 3.4m

Exposed timbers and beams, radiator

## ENSUITE

White suite comprising W.C, hand basin in vanity unit, shower cubicle, heated towel rail, tiled walls and floor, exposed timbers and beams

## REAR HALL

Oak external door to rear, radiator, exposed timbers and beams, storage cupboard housing LPG boiler

## BATHROOM

White suite comprising W.C, hand basin in vanity unit, bath with shower over, heated towel rail, tiled wall and floor.

## BREAKFAST ROOM 4.2m x 3.4m

Radiator

## KITCHEN 4.2m x 3.4m

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, 5 ring gas hob with extractor over, tiled splashbacks and floor, night storage heater, exposed timbers and beams, access to loft

## UTILITY ROOM 4.3m x 3.2m

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, storage cupboard, radiator, external stable door, tiled floor, access to loft

## FIRST FLOOR

## BEDROOM 3.8m x 3.6m

Exposed timbers and beams, radiator

## BEDROOM 3.8m x 2.4m

Exposed timbers and beams, radiator, walk in **storage room** with half height door and exposed timbers and beams.

## OUTSIDE

Vehicle access is gained via the tarmac driveway leading to the one side of the property and the detached double garage (5.8m x 5.6m) with wood burner and electricity connected. This is also access to the former piggery and land which is currently set up as a garden. There is further separate vehicle access into the land. Adjacent to the house are formal gardens front and rear, with further sheds and greenhouses.

## TENURE

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

## SERVICES

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

## COUNCIL TAX

Band E. Rates £2165.46 (2018/19)  
(Herefordshire Council 01432 260000)

## VIEWING

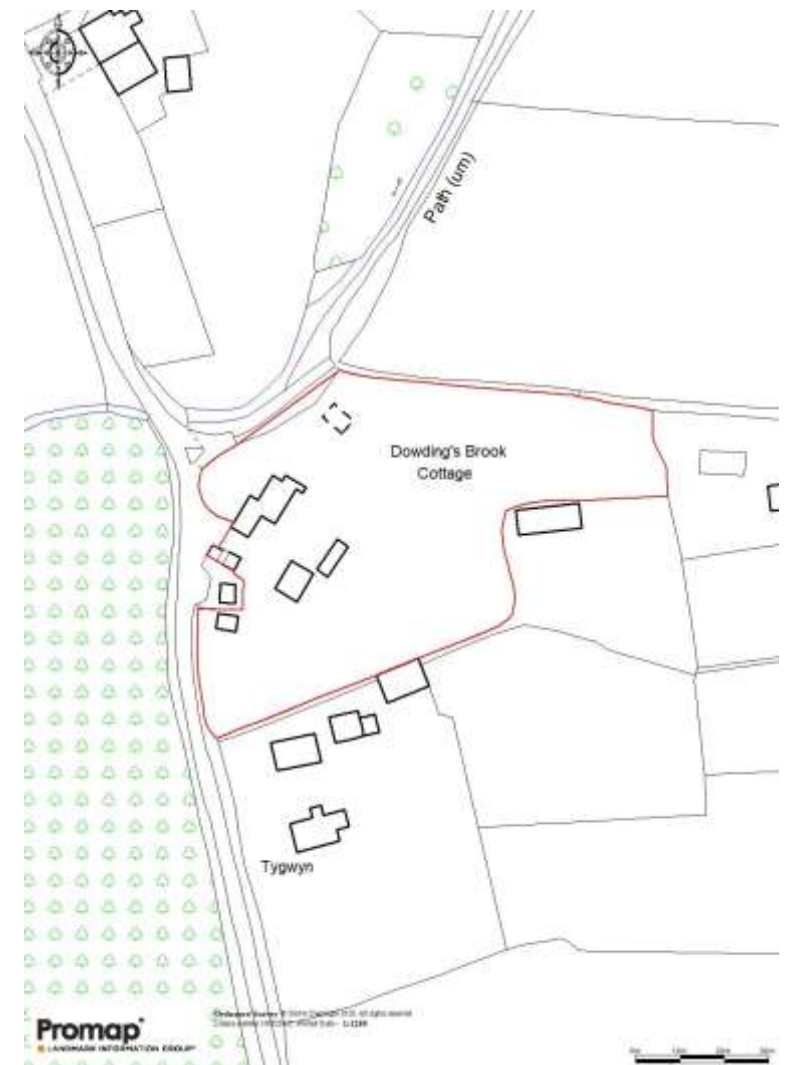
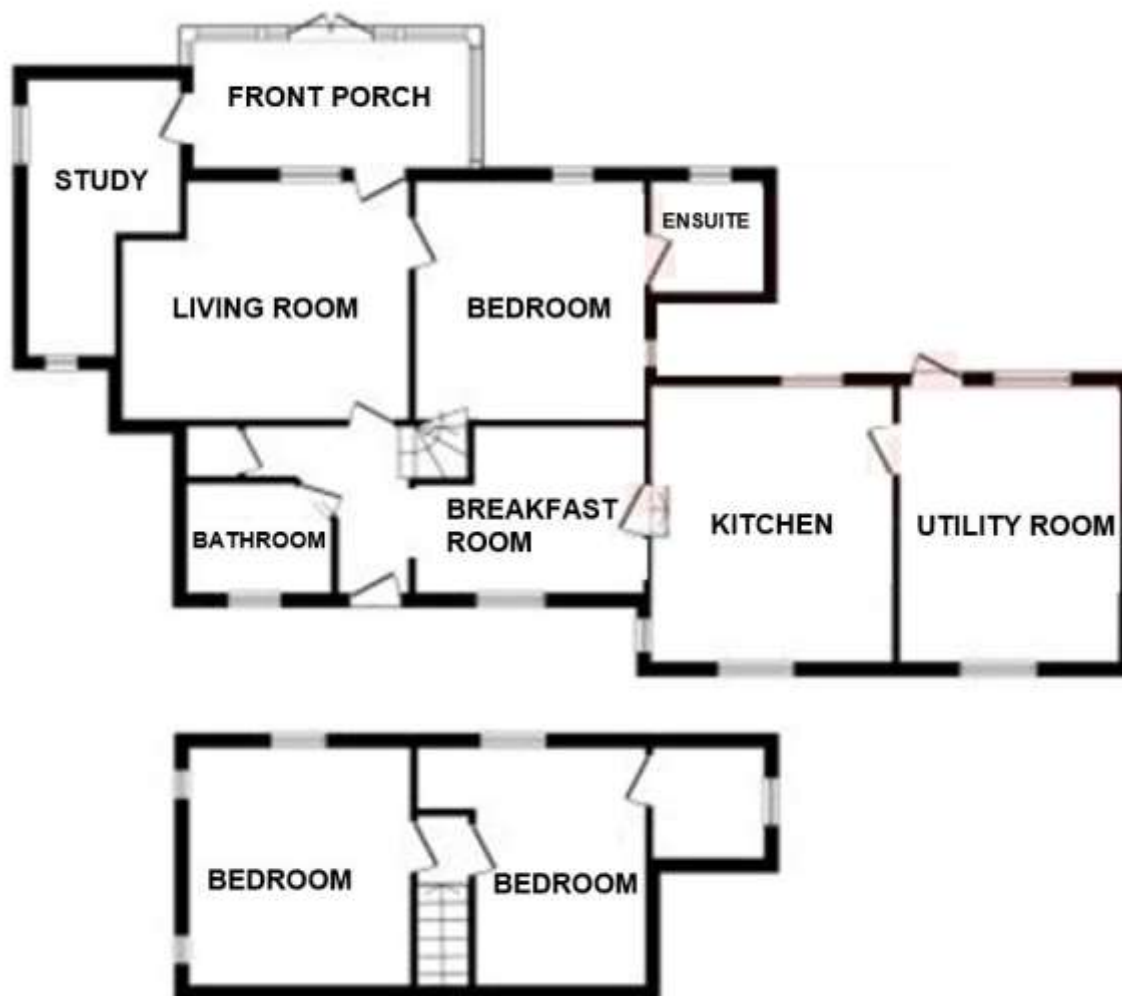
Strictly by appointment with the sole agents Pughs. Tel. 01531 631122  
Out of office hours 07836320330 James Pugh

## 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 towards Bosbury onto the B4214 and then turn right onto the B4220. Take the second left after the church signposted Brook Lane. After approximately 0.2miles the property can be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>25</b>
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(10-44) <b>A</b>		
(45-51) <b>B</b>		
(52-59) <b>C</b>		
(60-69) <b>D</b>		
(70-84) <b>E</b>		
(85-94) <b>F</b>		
(95-100) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>34</b>	<b>52</b>
England & Wales		
EU Directive 2002/91/EC		

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 December 2018