

Pughs

1 LOWER COLD GREEN COTTAGES
BOSBURY
HEREFORDSHIRE
HR8 1NJ



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ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
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Website: www.hjpugh.co.uk

1 Lower Cold Green Cottages comprises a characterful five-bedroom semi detached cottage situated within a peaceful, rural location in the desirable village of Bosbury which benefits from a good community spirit as well as being close to highly rated village schools and within commuting distances to Ledbury, Hereford, Worcester, the motorway network and beyond. Occupying a spacious plot extending to approximately 0.7 acre. Adjacent to the property is a stable block, paddock and spacious landscaped gardens

VIEWING HIGHLY RECOMMENDED
OFFERS IN EXCESS OF £550,000



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ENTRANCE

Timber door to

HALLWAY

Quarry tiled floor, radiator

FARMHOUSE KITCHEN 7.0m x 3.0m

Comprising bespoke fitted wall and base units incorporating Belfast sink, Bosch integral dishwasher, integral fridge, oil fired 4 oven Aga, tiled floor, timber door to front porch with external timber door to front, under stairs storage cupboard

LIVING ROOM 6.7m x 3.0m

Clearview wood burner with exposed brick fireplace, French doors to rear garden, stairs off

UTILITY ROOM 4.0m x 2.1m

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, quarry tiled floor, oil fired boiler

GARDEN ROOM 4.0m x 2.8m

Timber floor, radiator, French doors to rear garden, stairs off

CLOAKROOM

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

FIRST FLOOR

SPLIT STAIRCASE

STAIRS TO LEFT HAND SIDE

MASTER BEDROOM 3.9m x 2.9m

Timber floor, radiator

ENSUITE

White suite comprising W.C, hand basin in vanity unit, shower cubicle, radiator

BEDROOM 3.9m x 1.9m Maximum

L shaped room, exposed brickwork wall

STAIRS TO RIGHT HAND SIDE

LANDING

Access to large airing cupboard

BEDROOM 3.7m x 3.1m

Radiator, access to loft

BEDROOM 3.2m x 3.1m

Radiator, exposed brickwork wall

BEDROOM 2.9m x 2.0m

Radiator

BATHROOM 3.0m x 2.0m

White suite comprising W.C, hand basin in vanity unit, shower cubicle, free standing roll top bath, modern upright radiator

OUTSIDE

A shared private drive leads to the front of the property where there is ample room for numerous vehicles as well as access to the stables and paddock. There is also a pedestrian gate that leads to the flat well maintained landscaped garden where there are large seating areas, lawns, flower borders and beds as well as raised vegetable beds and garden shed. Adjacent to the garden is a fenced orchard area with further chicken house. This then leads on to the grass pony paddock and detached stable block which consists of two stables and workshop/garage.

VIEWING

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

SERVICES

We understand from the Vendors that mains electricity and water and private drainage are 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 C rates payable £1668.67 (2019/2020)
(Herefordshire Council 01432 260000)

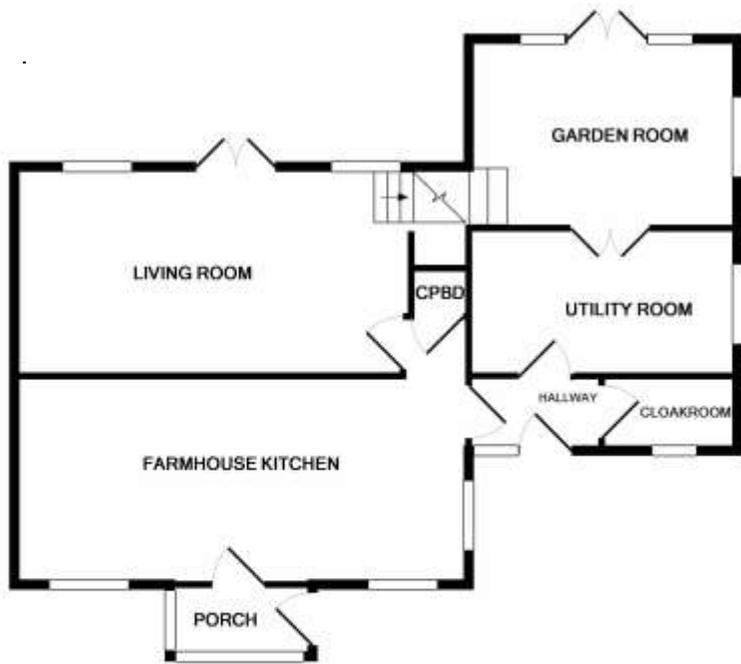
ANTI MONEY LAUNDERING REGULATIONS

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

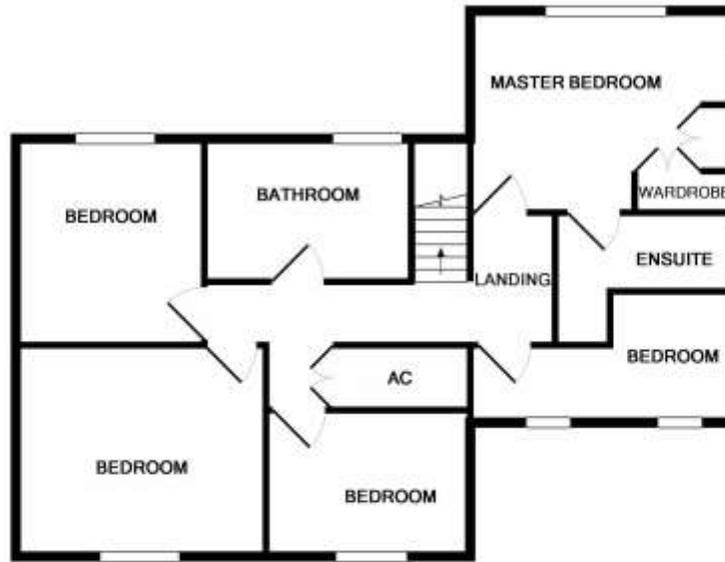
For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there 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 May 2019



GROUND FLOOR
APPROX. FLOOR
AREA 707 SQ.FT.
(65.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1389 SQ.FT. (129.0 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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From Ledbury proceed along the B4214 towards Bosbury. Proceed through the hamlet of Staplow and then take the first left turn towards Munsley. Proceed along the lane for approximately 0.25 mile, take the Private shared drive on the right hand side where the property can be found down the drive continue to the end of the drive and the property is located on the left hand side. Please see Agent's For Sale Board

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-36) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC