



**YEW TREE COTTAGE,
CASTLE FROME, LEDBURY,
HEREFORDSHIRE, HR8 1HJ**

Pughs

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ESTATE AGENTS & VALUERS

Hazle Meadow Auction Centre,
Ross Road, Ledbury, HR8 2LP
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Email: property@hjpugh.com
Website: www.hjpugh.co.uk

A much improved and extended four bedroom detached house with a detached office and double garage set within approximately half an acre of gardens in an elevated rural location with views to the Malvern Hills.

**VIEWING HIGHLY RECOMMENDED
OFFERS IN EXCESS OF £850,000**

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ENTRANCE

Reinforced glazed panels, aluminium door to

HALLWAY

Part tiled floor, split stairs off to first floor and ground floor, steps down to

HALLWAY

Exposed timbers and beams, radiator,

SHOWER ROOM 2.4m x 1.9m

White suite comprising W.C, hand basin, shower cubicle, heated towel rail, two built in wardrobes tiled floor, tiled splashbacks

KITCHEN 5.4m x 4.5m maximum

L shaped room, comprising fitted wall and base units incorporating 1½ bowl Belfast sink and drainer, Sandyford oil fired range cooker, integral fridge freezer and dishwasher, tiled splashbacks, Karndean floor, bay window with window seat, radiator, exposed timbers and beams, access to walk in pantry cupboard with space for appliances, tiled floor and shelving

DINING ROOM 4.9m x 3.6m

Karndean floor, exposed brick wall, radiator, aluminium French doors to

CONSERVATORY 4.3m x 3.5m

Karndean floor with under floor heating, Aluminium bi-fold doors to rear garden

UTILITY ROOM 3.2m x 1.7m

Comprising fitted base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, tiled splashback, Karndean floor, radiator, aluminium external door to side

LIVING ROOM 6.0m x 3.5m

Two radiators, exposed timbers and beams, wood burner effect electric fire with brick and timber surround on tiled hearth

SITTING ROOM 3.7m x 3.6m

Radiator, exposed timbers and beams, timber glazed French doors to

STUDY 3.7m x 3.2m

Bay window, radiator

FIRST FLOOR

LANDING

Radiator, exposed timbers and beams, skylight, walk in airing cupboard

MAIN BEDROOM 3.7m x 3.6m

Radiator, exposed timbers and beams

DRESSING AREA 3.6m x 1.1m

Radiator, three double and two single built in wardrobes

ENSUITE 3.8m x 1.7m

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

BEDROOM 3.7m x 3.4m maximum

L shaped room, exposed timbers and beams, radiator, skylight

BEDROOM 3.0m x 2.0m

Exposed timbers and beams, radiator, built in wardrobes and drawers

BEDROOM 4.0m x 3.6m

Radiator, built in two double wardrobes and drawers

OUTSIDE

A pair of wooden gates leads to the block paved parking and turning area which also gives access to the detached double garage (5.8m x 5.7m). A pedestrian path then leads to the Barn and front door. The Barn (7.3m x 4.5m) comprises of an office/craft room with a Calor gas fire and oil fired radiators, on the ground floor there is also a shower room with shower cubicle, W.C, hand basin and heated towel rail, stairs up lead to the mezzanine storage area (4.3m x 1.5m) with radiator. The whole property sits within approximately half an acre of gardens, these have been lovingly looked after by the current owners and comprise of shrub borders, ornamental trees, rose garden, greenhouses, summerhouse, pond and patio and seating area to enjoy the magnificent views towards the Malvern Hills.

VIEWING

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

Out of office hours 07836320330 James Pugh

AGENTS NOTES

Solar panels will be included in the sale at no extra cost and the feed in tariff transferred

SERVICES

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

TENURE

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

COUNCIL TAX

Band E Rates £2572.66 (2022-2023)

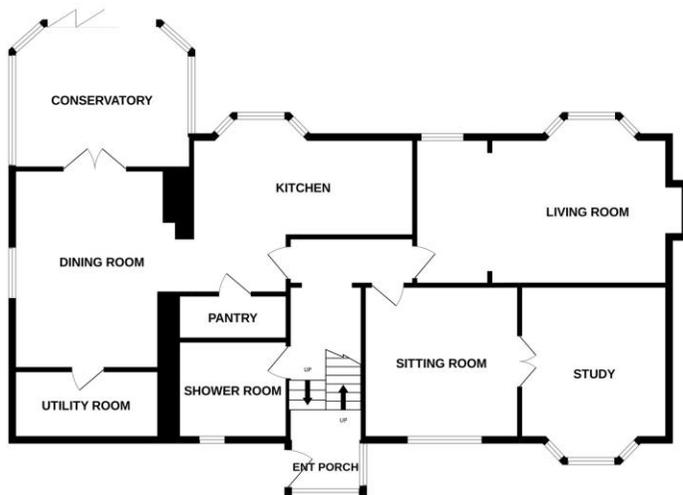
(Herefordshire Council 01432 260000)

MONEY LAUNDERING REGULATIONS

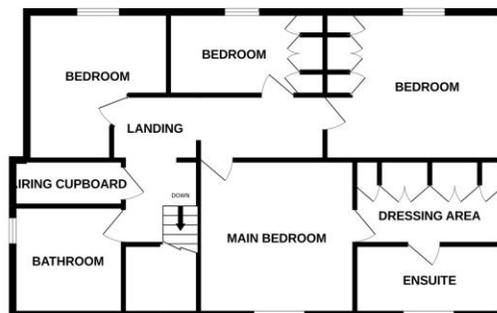
To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

GROUND FLOOR
1378 sq.ft. (128.0 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 2281 sq.ft. (211.9 sq.m.) approx.

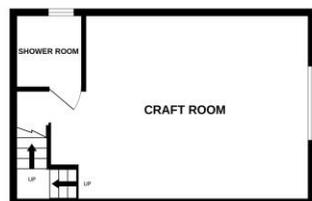
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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DIRECTIONS

From Ledbury proceed along the B4214 towards Bosbury, before Bosbury turn left towards Bishops Frome and continue along the B4214 then take the right hand turning sign posted to Fromes Hill where the property can be found on the right hand side.

GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
120 sq.ft. (11.1 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

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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.

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