

# TO LET

**RYLAND COTTAGE  
HOGGS PITCH  
ELDERSFIELD  
GLOUCESTERSHIRE  
GL19 4PP**

*Pughs*

**ESTATE AGENTS & VALUERS**

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- Two Bedroom
- Detached Cottage
- 12 Stables and Tack Room
- Approximately 17.82 acres
- Available Immediately
- Energy Rating E

**£1,800 Per calendar month**

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		111   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor

## **Ryland Cottage, Hoggs Pitch, Eldersfield, Gloucestershire, GL19 4PP**

A rare opportunity to occupy an extensive equestrian property with excellent facilities including a two bedroom detached cottage, 12 stables with tack room and approximately 17.82 acres of pasture. Available Immediately

### **ENTRANCE**

Timber stable door to

### **UTILITY ROOM 3.7M X 2.2M (12'2" X 7'3")**

Comprising fitted wall and base units incorporating porcelain sink unit and drainer, electric oven, space and plumbing for appliances, radiator, tiled splashbacks, timber floor, exposed timbers and beams access to airing cupboard

### **BATHROOM 2.0M X 1.8M (6'7" X 5'11")**

White suite comprising W.C, hand basin in vanity unit, bath with shower over, tiled splashbacks, radiator, exposed timbers and beams

### **KITCHEN 3.6M X 3.1M (11'10" X 10'2")**

Comprising fitted wall and base units incorporating acrylic sink and drainer, oil fired Rayburn, radiator, timber floor, tiled splashbacks, exposed timber and beams, access to storage cupboard

### **LIVING ROOM 3.6M X 3.6M (11'10" X 11'10")**

Timber floor, radiator, timber external door to front of house, cast iron & enamel fireplace and stove / oven, access to storage cupboard

### **FIRST FLOOR**

### **LANDING**

### **BEDROOM 3.6M X 2.1M (11'10" X 6'11")**

Radiator, access to loft and airing cupboard

### **BEDROOM 3.8M X 3.6M (12'6" X 11'10")**

Radiator, timber floor, feature fireplace, two built in wardrobes

### **EXTERNAL STORE ROOM 2.3M X 2.2M (7'7" X 7'3")**

With lighting and electricity

### **OUTSIDE**

The property is accessed via a pair of wooden gates leading to the parking area. Garden surrounding the property comprises of lawn area, raised decking area, well, chicken pen, shed and former W.C. To the other side of the parking area is the equestrian yard, this consists of six 3.5m x 3.8m stables and a further six 3.5m x 3.5m stables as well as tack room and open fronted storage barn. Two well fenced paddocks are found at the rear of the yard. The rest of the land is located on the opposite side of the road. Totalling approximately 17.82 Acres in all the paddocks are well fenced with water connection.

### **SERVICES**

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

### **RENT**

£1,800 per calendar month exclusive.

### **COUNCIL TAX**

Band C - £1,651.00 (2020/21)  
(Malvern Hills District Council 01684 862151)

### **VIEWING**

Strictly by appointment with the sole agents Pughs. 01531 631122  
Out of office hours Jason Thomson 07710 757489

### **RIGHT TO RENT REGULATIONS**

To comply with Right to Rent Regulations, prospective tenants will be asked to produce identification documentation and proof of residency at the time of making an application

The logo for Pughs is a blue rectangle with a white border. Inside the rectangle, the word "Pughs" is written in a white, cursive, serif font.

## LOCATION MAP



## DIRECTIONS

From M50 Junction 2 take the A417 towards Gloucester. After one mile take the second turning on the left signposted towards Pendock. At the cross roads turn right. Take the first turning on the left signposted towards Eldersfield. Proceed for approximately one mile where the property can be found on the right. Please see Agents Board.

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>111</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
		<b>1</b>	<b>1</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### AGENTS NOTES

Pughs has joined the Tenancy Deposit Scheme, TDS. It guarantees protection of the deposit; and a fair, independent and expert assessment and settlement of any disputes over its return at the end of a tenancy. This is sometimes needed when landlords and tenants are totally unable to agree the amount due for damage, dilapidation or loss at the end of a tenancy.

The Scheme will allow us to continue to hold your deposit. If there is a dispute over how it should be allocated which we cannot settle, we will be able to refer it to the Independent Complaints Examiner. He will adjudicate within 10 working days of receiving all the necessary papers. There will be no additional charge for the adjudication for future tenancies that are covered by the Scheme.

### TENANCY AGREEMENT

All lettings subject to satisfactory references, signing of tenancy agreement and payment of following monies.

The tenancy agreement will be set up on an initial six-month period or shorter by agreement.

Full references required prior to an application being approved, along with a deposit of five weeks rent (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement).

For clarification we wish to inform prospective purchasers/tenants that we have prepared these 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/rent, 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.

