



PEACH TREE COTTAGE, PUTLEY,  
LEDBURY, HEREFORDSHIRE  
HR8 2RF

*Pughs*

**PEACH TREE COTTAGE  
PUTLEY  
LEDBURY  
HEREFORDSHIRE  
HR8 2RF**



**ESTATE AGENTS & VALUERS**  
Hazle Meadows Auction Centre,  
Ross Road, Ledbury, HR8 2LP  
**Tel: (01531) 631122 Fax: 631818**  
**Email: [property@hjpugh.com](mailto:property@hjpugh.com)**  
**Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk)**

**FOR SALE BY AUCTION.** Peach Tree Cottage is a character two bedroom country cottage with approximately 0.5 acre garden located on a common in a rural location between Ledbury and Hereford. No Chain

**AUCTION GUIDE PRICE £300,000 - £350,000**

Vendor's Solicitor: Masefield Solicitors LLP, Worcester Road, Ledbury, Herefordshire, HR8 1PN. Mrs D Ingram Acting 01531 632377

To be offered for sale by public auction live and online, subject to conditions of sale and unless previously sold at Hazle Meadows Auction Centre, Ross Road, HR8 2LP on the Wednesday 16<sup>th</sup> November 2022 at 6:30pm



# PEACH TREE COTTAGE, PUTLEY, LEDBURY, HEREFORDSHIRE, HR8 2RF

## ENTRANCE

Timber door to

## LIVING ROOM 4.0m x 3.9m

Exposed timber and beams, timber floor, exposed brickwork wall with wood burner inset

## DINING ROOM 3.5m x 2.5m

Timber floor, exposed stone wall

## KITCHEN 3.3m x 2.9m

Belfast sink, solid wood worktop, tiled floor, part tiled walls, solid fuel Rayburn

## GARDEN ROOM 3.8m x 3.3m

Tiled floor, timber French doors to front garden, exposed timbers and beams

## REAR HALLWAY

Exposed timbers and beams, stairs off

## BATHROOM 2.6m x 2.5m

White suite comprising W.C, hand basin, roll top bath, tiled splashbacks, access to airing cupboard

## FIRST FLOOR

### LANDING

Exposed timbers and beams, exposed floor, reduced head height

## BEDROOM 4.2m x 4.1m

Exposed timbers and beams, timber floor

## BEDROOM 3.8m x 2.7m

Victorian fireplace with timber surround, timber floor

## OUTSIDE

The property is approached via a track over the Common, this leads to the vehicular gates to the side of the property. The large garden of approximately half an acre is on a slight slope and is mainly lawn with flower border and beds, useful brick outbuildings and mature trees. The property also backs onto woodland and there are country walks close by.

## VIEWING

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

## SERVICES

We understand from the Vendor that mains electricity and water and private drainage is connected to the property. Solid fuel Rayburn 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. £1888.38 (2022-2023)  
(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.

## AUCTION GUIDE PRICES

£300,000 - £350,000

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

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## VENDOR SOLICITOR

Masefield Solicitors LLP, Worcester Road, Ledbury, Herefordshire, HR8 1PN. Mrs D Ingram Acting 01531 632377

## ONLINE BIDDING

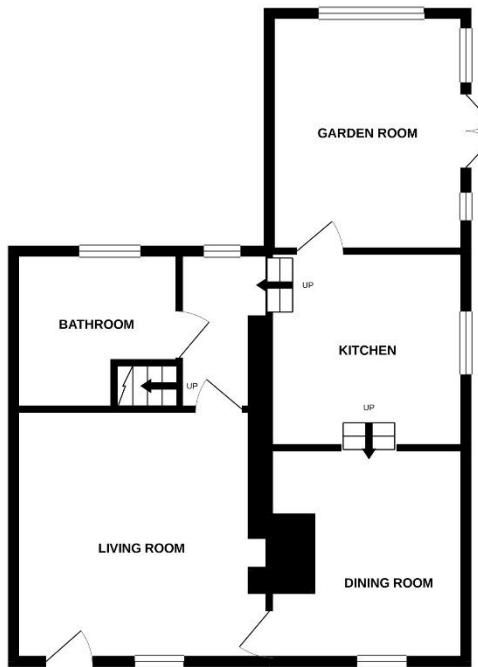
The auction will be live and online, if you wish to register to bid online please contact the office. All online bidders must be registered by 12noon on the day of the auction.

## AUCTION PACK

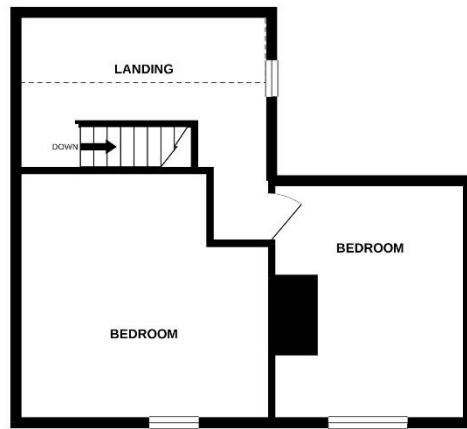
A link to the auction pack will be made available closer to the auction date. Any queries of a legal nature, please direct to the vendors solicitor, preferably via your own conveyancer



GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



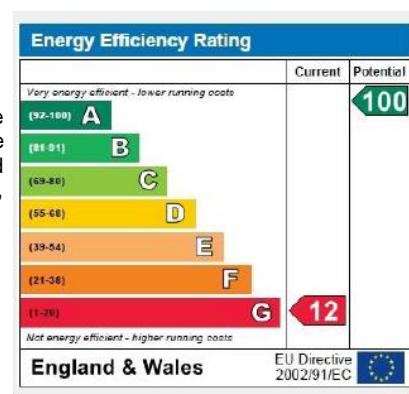
TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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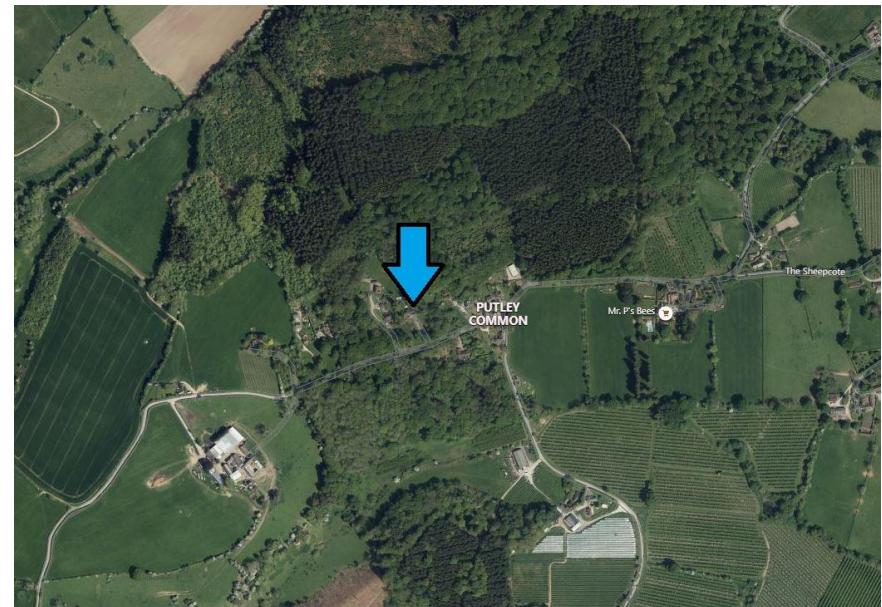
For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there 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 2021, updated September 2022



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## DIRECTIONS

From Ledbury take the Hereford Road (A438), Upon reaching the Trumpet cross roads after approximately three miles, proceed straight over and take the first left hand turn signposted Pixley. Follow this road signposted Putley Common for approximately 1 mile, where the property can be found on the right hand side.

Please see agents board.