

FOR
SALE



New Lands, Putley, Ledbury, Herefordshire HR8 2RF

£595,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this idyllic rural location, a deceptively spacious 3 - 4 bedroom detached country home offering ideal family accommodation. The property which stand in beautifully landscaped gardens has the added benefit of generously sized living accommodation, a wealth of character and charm, a range of out buildings and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Idyllic rural location*
- *Charming detached country house*
- *Generously sized living accommodation*
- *Good sized gardens & range of out buildings*
- *Ideal family home*
- *Viewing highly recommended*



ROOM DESCRIPTIONS

Inner Hallway

A carpeted staircase leads up to the first floor

Dining Hall

With fitted carpet, 2 radiators, central exposed beam, feature arched door to the side, 2 glazed sash windows to the side, brick chimney breast, access to the kitchen and door to the

Lounge

With fitted carpet, 2 radiators, glazed sash window to the front aspect, brick chimney breast with hearth display mantel and woodburning stove and open plan access to the

Sitting Room

With double radiator, glazed sliding patio door to the side, glazed sash window to the front and a further large window to the side.

Kitchen/Breakfast Room

With 1 ½ bowl sink unit and mixer tap over, a range of wall and base cupboards, ample work surfaces with splash backs, large windows to the side and rear enjoying a pleasant outlook across the garden, a Rayburn Royal stove, tiled floor, space for appliances and with room for a breakfast table.

Inner Hallway

With stairs to the first floor and door to the

Ground Floor Bathroom

With bath with hand grips and a tiled surround, vanity wash hand basin with storage below and lighting above, sash window, towel rail/radiator

Shower/Cloakroom

With tiled shower cubicle with a glazed folding door, low flush WC, wash hand basin, floor mounted boiler, tiled floor, side window and ample storage.

Utility Room

With tiled floor, sink unit, radiator, space and plumbing for a washing machine, ample storage.

Rear Porch

With tiled floor, store cupboards and a stable door to the rear patio.

First Floor Landing

With fitted carpet, double radiator, glazed sash window enjoying a fine outlook and door to the

Shower Room

With suite comprising a tiled shower cubicle with glazed folding door, low flush WC, wash hand basin with splash back, glazed sash window, useful corner store cupboard and a radiator.

Bedroom 2

With fitted carpet, radiator, glazed sash window to the front aspect, fitted double wardrobe with an overhead cupboard.

Bedroom 1

With fitted carpet, radiator, eaves store cupboard, space for wardrobes, glazed window to the front and a further sash window to the side.

Inner Landing

From the 1st floor landing a an inner landing area with carpeted stair leads up to the second floor.

Bedroom 3

With fitted carpet, exposed timbers, double glazed window to the front aspect. eaves store cupboards and 2 built in wardrobes.

Bedroom 4/Study/Dressing Room

With fitted carpet, double glazed window to the front aspect, eaves store cupboard, exposed timbers and door to

Outside

There are a range of store sheds, a greenhouse, vegetable beds and vehicular access to the side to the

Double Garage

With 2 sets of double doors, power and light points, ample storage space, WC and rear door to the garden.

To the side of the garage is a lean to carport, there is also a handy coal bunker.

To the rear is a brick paved patio area providing the perfect entertaining space with an overhead pergola and access to the

Store Shed/Workshop

With power and light points.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band G - £4,086 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed east out of Hereford city on the A4038 Ledbury Road, after passing Alexander Park golf course on your left turn right sign posted to Putley Common and Woolhope. After passing the Putley turn and the post box the drive to New Lands is on the right hand side after approximately 300 yards.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

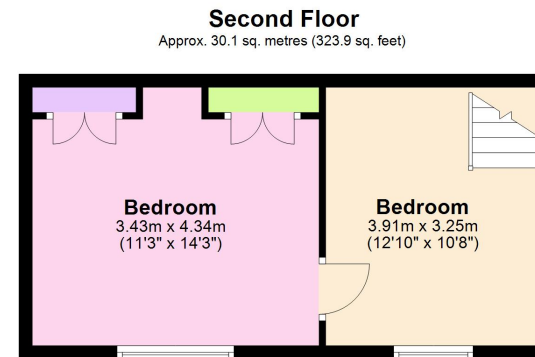
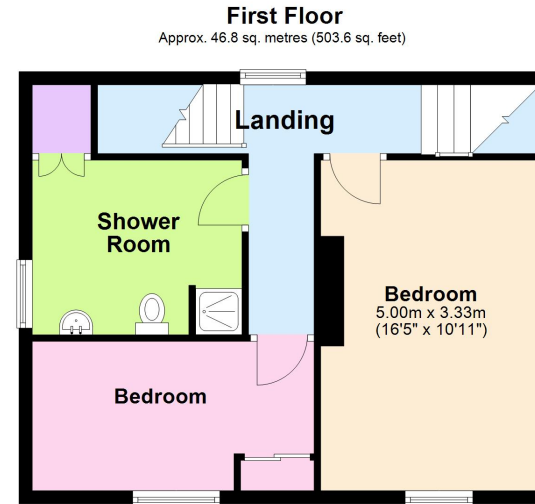
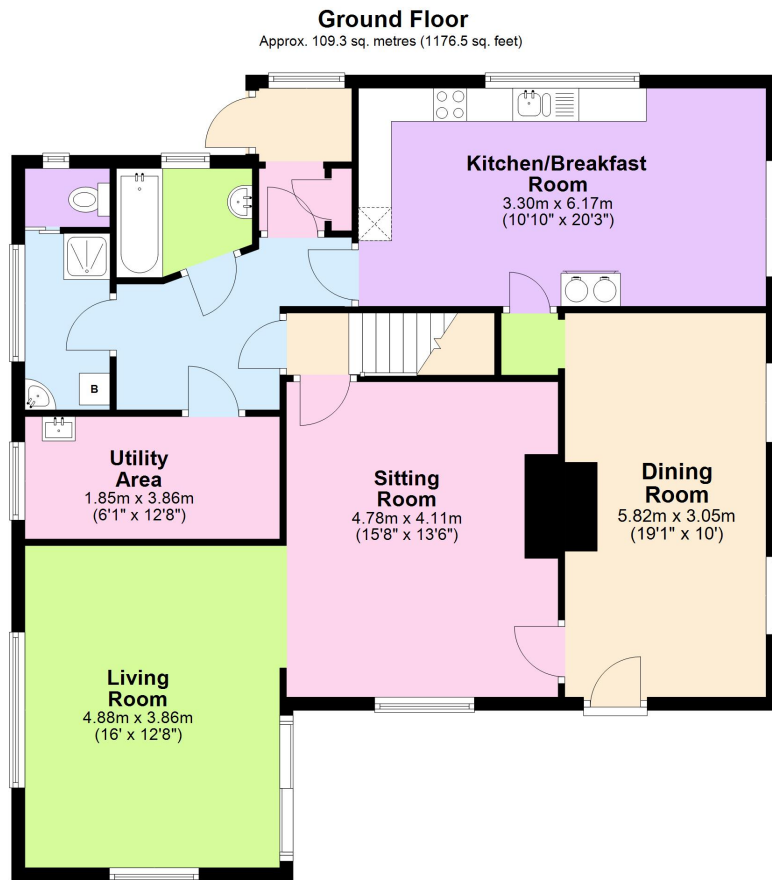
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 186.2 sq. metres (2003.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	