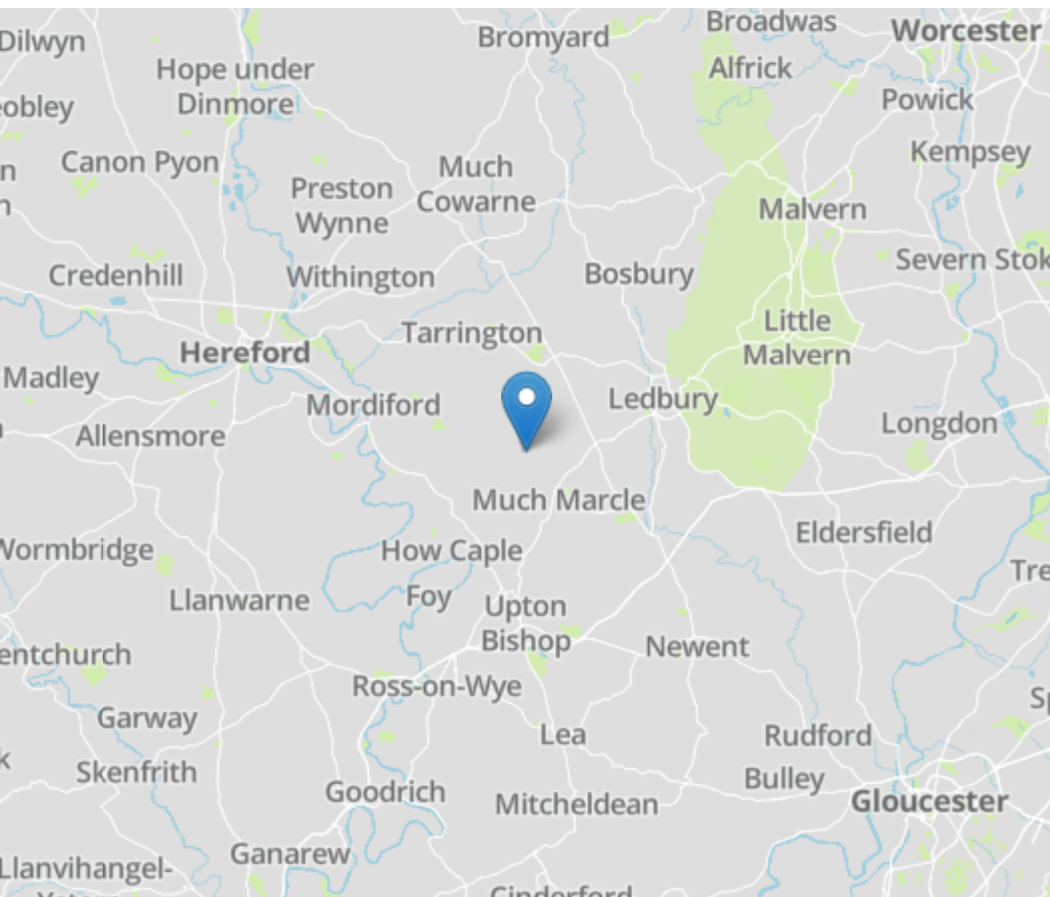




DIRECTIONS

From Ledbury proceed on the A449 towards Ross on Wye. Upon approaching the village of Much Marcle, turn right at the crossroads with the Garage on your right (opposite The Walwyn Arms public House) and continue for approximately 1/4 of a mile. Turn right signposted Rushall (passing "The Slip Tavern" on your left) and continue on this road until you reach the hamlet of Rushall. Proceed to "Rushall Club" on your right hand side and just past this building take the second entrance into the lane where "Jubilate" can be found on the left hand side.



GENERAL INFORMATION

Tenure

Freehold

Services

Mains Water and Electricity are connected. Private drainage

Outgoings

Council Tax: Band E

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	43	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

Jubilate,
Rushall Ledbury HR8 2PE

£675,000



- Situated in an unspoilt rural location. • A charming detached country cottage • Useful detached Annexe
- Pleasant well stocked gardens • Garage and ample off road parking • Views over surrounding countryside.

Hereford 01432 343477

Ledbury 01531 631177



Jubilate

Situation & Description

The property is situated in an unspoilt rural location with views over surrounding countryside making it an ideal country retreat.

The accommodation comprises a detached three bedroom stone cottage with useful separate one bedroom annexe, all set in productive gardens together with ample parking and garage.

Ground Floor

Entrance Hall

Enjoying a wealth of character exposed beams which continue throughout the cottage.
With radiator, power points, door to under stairs storage cupboard, stairs to first floor.
Doors leading to:

Shower Room

3' 11" x 4' 08" (1.19m x 1.42m) With window to side, tiled splash backs, exposed beams to ceiling, corner shower cubicle with electric "Mira Sport" shower over, low flush w.c., vanity wash hand basin with cupboard under.

Sitting Room

11' 05" x 11' 08" (3.48m x 3.56m) With windows to front, exposed beams, internal window, radiator, power points, television point, Inglenook fireplace with wood burning stove, tiled hearth and wooden mantle over, steps down to:

Snug/ study

8' 03" x 11' 02" (2.51m x 3.40m) With windows to side and rear enjoying views over surrounding fields, skylight to ceiling, radiator, wooden flooring, spotlights to ceiling, power points, double doors to storage cupboard, television point.

Kitchen

9' 06" x 10' 04" (2.90m x 3.15m) With step up from Sitting room, window to rear, tiled flooring, range of solid Oak

cupboards, Belfast sink, space and plumbing for dishwasher, space for Rangemaster cooker with extractor hood over, spotlights to ceiling, power points, telephone point, integrated fridge freezer. Opening to:

Utility

5' 06" x 8' 03" (1.68m x 2.51m) With window to rear and door to side, range of solid Oak worktops with cupboards under, eye level wall cupboards, tiled splashbacks, space and plumbing for washing machine and tumble drier, double doors x2 opening to storage cupboards.

Dining Room

8' 11" x 15' 06" (2.72m x 4.72m) With views over adjacent fields, two radiators, power points, wooden flooring, opening to garden room,

Conservatory/ Garden Room

8' 01" x 12' 0" (2.46m x 3.66m) With double doors opening out onto patio, door to side, underfloor electric heating, power points, spot lights to ceiling, wooden flooring.

First Floor

Landing

With hatch to loft space, doors leading to:

Master bedroom

11' 09" x 11' 09" (3.58m x 3.58m) With windows to front enjoying views, exposed beams, power points, telephone point.

Bedroom Two

7' 01" x 11' 05" (2.16m x 3.48m) With window to front, enjoying views, radiator, power points, door to storage cupboard.

Bedroom Three L- Shaped

9' 05" x 10' 05" (2.87m x 3.17m) MAX with window to side and rear enjoying views, exposed beams, power points, radiator.

Bathroom

6' 04" x 9' 04" (1.93m x 2.84m) With windows to side and rear, panelled bath with hand held shower, wooden panelling, wooden flooring, low flush w.c., pedestal wash hand basin, ladder style wall mounted radiator, double doors to storage cupboard.

Annexe

L - Shaped Open plan Kitchen/Lounge

10' 09" x 24' 03" (3.28m x 7.39m) Max With window to side, range of laminate worktops with cupboards under, space for electric cooker, plumbing for washing machine, space for fridge, tiled splashbacks, eye level wall cupboards, power points, spotlights to ceiling, radiator, wooden flooring, extractor to ceiling, wall mounted "Worcester Bosch" central heating boiler.

Lounge

With window to side and double doors to front opening to gravelled fore garden, radiator, power points, television point, radiator. Doors to:

Bedroom

7' 01" x 7' 02" (2.16m x 2.18m) With Velux window to ceiling and slit window to side, power points.

Bathroom

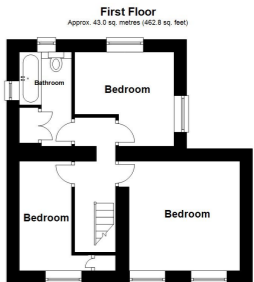
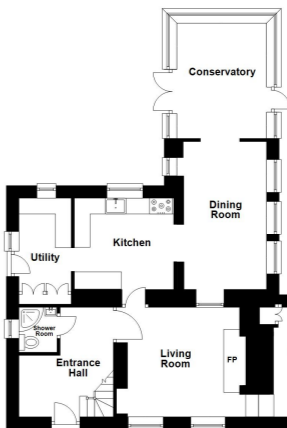
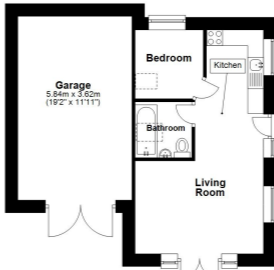
5' 10" x 5' 11" (1.78m x 1.80m) With Velux window to ceiling, panelled bath with shower over, tiled splash back, low flush.w.c., ladder style radiator, wooden flooring.

Outside

Garden

The property is approached from the lane over a gravelled parking area with access to the garage/workshop to side, which also gives access via double wooden gates to a large block paved area providing additional parking and access to the Annexe and Cottage.

Delightful well stocked gardens surround the property with several sitting areas placed to enjoy the summer sun at



Total area: approx. 192.6 sq. metres (2073.3 sq. feet)

various times of the day. Steps lead up to the main lawn area with many trees and shrubs with wildlife pond and children's trail. There is also a useful workshop/ store and the garden is enclosed on all sides by mature hedging and fences.



At a glance...

- ☒ **Sitting Room**
11'08 x 11'05 (3.48m x 3.56m)
- ☒ **Snug**
11'02 x 8'03 (2.51m x 3.40m)
- ☒ **Kitchen**
10'04 x 9'06 (2.90m x 3.15m)
- ☒ **Utility**
8'03 x 5'06 (1.68m x 2.51m)
- ☒ **Dining Room**
15'06 x 8'11 (2.72m x 4.72m)
- ☒ **Conservatory**
8'01 x 12'0 (2.46m x 3.66m)
- ☒ **Bedroom One**
11'09 x 11'09 (3.58m x 3.58m)
- ☒ **Bedroom Two**
11'05 x 7'01 (2.16m x 3.48m)
- ☒ **Bedroom Three**
9'05 x 10'05 Max (2.87m x 3.17m)

And there's more...

- ☒ Charming Detached Cottage
- ☒ Wealth of character
- ☒ Separate Annexe
- ☒ Ample Parking
- ☒ Garage
- ☒ Views over open countryside
- ☒ Well stocked gardens