



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

Mains Water and Electricity, Oil Fired Heating, Private Drainage, Fibre Broadband.

**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](http://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.

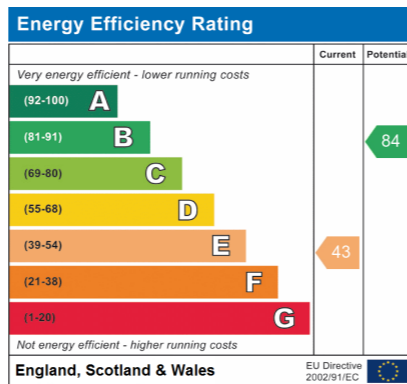
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm



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.

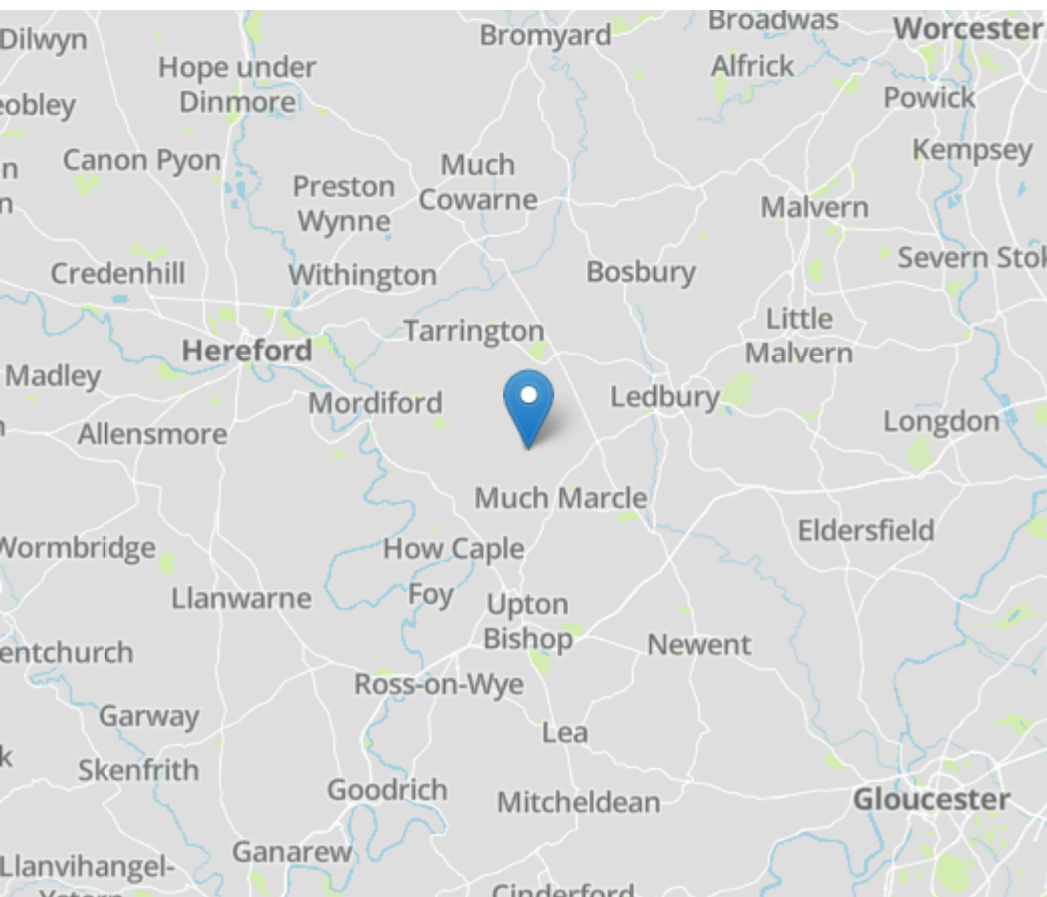
Jubilate, Rushall  
Ledbury HR8 2PE  
**£599,950**



- Set in a peaceful unspoilt rural location.
- Three Bedrooms.
- Self Contained Detached One Bedroom Annexe.
- Beautiful well stocked cottage garden.
- Garage/Workshop.
- Ample Off Road Parking.
- Many Character Features Throughout.
- Charming Detached Cottage.
- Two Reception Rooms.

**DIRECTIONS**

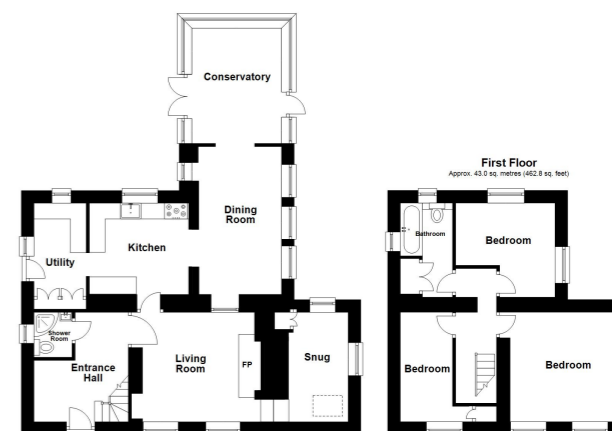
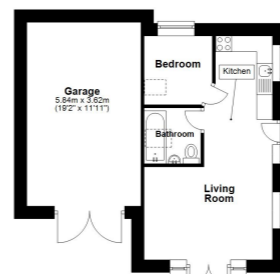
From Ledbury proceed on the A449 towards Ross on Wye. In the village of Much Marcle turn right at the crossroads (opposite the Walwyn Arms), continue for approximately 1/4 of a mile turn right signposted Rushall. Continue on the road until you reach the hamlet of Rushall and just past "Rushall Club" you will see a wooden bus shelter on the right hand side, turn right in to the private lane descending downwards after the bus shelter and Jubilate can be found on the left hand side.







Ground Floor  
Approx. 145.5 sq. metres (1512.5 sq. feet)



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

**Ground Floor**

**Entrance Hall**

With a wealth of exposed beams, radiator, power points, door to Understairs Cupboard, stairs to first floor. Doors to:

**Shower Room**

with window to side, shower cubicle with electric shower, low flush w.c., vanity wash basin with cupboard under, feature exposed ceiling beams, tiled splashbacks.

**Sitting Room**

11' 5" x 11' 8" (3.48m x 3.56m) with window to front, feature Inglenook fireplace with woodburning stove, tiled hearth and wooden mantle over, exposed ceiling beams, radiator, power points, T.V point, steps to:

**Snug/Study**

8' 3" x 11' 2" (2.51m x 3.40m) with windows to side and rear with views over surrounding fields, skylight to ceiling, radiator, power points, T.V point, feature stone wall, double doors to Storage Cupboard.

**Kitchen**

9' 6" x 10' 4" (2.90m x 3.15m) with window to rear overlooking the garden, range of Oak worktops with cupboards and drawers under, inset Belfast sink, tiled splashbacks, eye level wall cupboards, space for Rangemaster cooker with extractor hood over, ceiling spot lights, power points, telephone point, tiled floor, radiator. Opening to:

**Utility Room**

5' 6" x 8' 3" (1.68m x 2.51m) with window to rear and door to side, range of Oak worktops with cupboards

under, space for washing machine and tumble dryer, eye level wall cupboards, double doors to Storage Cupboards.

**Dining Room**

8' 11" x 15' 6" (2.72m x 4.72m) with three windows to side enjoying views over the surrounding countryside, two radiators, power points, wooden flooring, opening to:

**Conservatory**

8' 1" x 12' 0" (2.46m x 3.66m) with double doors to side opening onto the garden, underfloor heating, power points.

**First Floor**

**Landing**

with hatch to roof space. Doors to:

**Master Bedroom**

11' 9" x 11' 9" (3.58m x 3.58m) with two windows to front enjoying views over surrounding countryside, feature exposed ceiling beams, radiator, power points.

**Bedroom Two**

7' 1" x 11' 5" (2.16m x 3.48m) with window to front enjoying views, radiator, power points, door to Storage Cupboard.

**Bedroom Three**

9' 5" x 10' 5" (2.87m x 3.17m) with window to side and rear overlooking the garden, feature exposed ceiling beams, power points, radiator.

**Bathroom**

with windows to side and rear, panelled bath with hand held shower. low flush w.c.. pedestal wash

ladder style radiator, doors to Storage Cupboard, wooden panelling.

**Annexe**

**L Shaped Open Plan Lounge/Kitchen**

10' 9" x 24' 3" max (3.28m x 7.39m max) Kitchen Area: with window to side, range of laminate worktops with cupboards and drawers under, space for electric cooker, washing machine and fridge/freezer, tiled splashbacks, ceiling spot lights, radiator, power points, wooden flooring, wall mounted Worcester central heating boiler.

Lounge Area: with window to side, double doors opening to front, radiator, power points, T.V point. Door to:

**Bedroom**

7' 1" x 7' 2" (2.16m x 2.18m) with Velux window to ceiling, and split 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 splashbacks, low flush w.c., wash hand basin, ladder style radiator, wooden flooring.

**Outside**

**Approach**

Jubilate is accessed from a drive which serves just two properties, and is approached over a gravelled parking area. Double five bar gate leads to a further block paved area.

**Garage/Workshop**

11' 11" x 19' 2" (3.63m x 5.84m) with two double

wooden doors to front, power and light connected, work bench.

**Gardens**

The garden forms a delightful feature of the property and comprises a paved seating area with steps leading up to the main lawn with many shrubs and established pond. A bark pathway meanders around the garden to various private seating areas enjoying views over surrounding garden and countryside. There are many established shrubs, floral beds, and wildflower areas around the garden along with a second wildlife pond. The garden is bound on all sides by mature hedging and fences and offers considerable privacy. There is also a garden tool shed, log store and further storage area.



**Like the property?**

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

**At a glance...**

- Sitting Room**  
11'8 x 11'5 (3.48m x 3.56m)
- Snug**  
11'2 x 8'3 (2.51m x 3.40m)
- Kitchen**  
10'4 x 9'6 (2.90m x 3.15m)
- Dining Room**  
15'6 x 8'11 (2.72m x 4.72m)
- Conservatory**  
8'1 x 12' (2.46m x 3.66m)
- Master Bedroom**  
11'9 x 11'9 (2.58m x 2.58m)
- Bedroom Two**  
11'5 x 7'1 (3.48m x 2.16m)
- Bedroom Three**  
9'5 x 10'5 Max (2.87m x 3.17m Max)

**And there's more...**

- Peaceful Rural Location.
- Detached Cottage.
- Self Contained Detached Annexe.
- Garage/Workshop.
- Ample Off Road Parking.
- Delightful Well Stocked Garden.
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