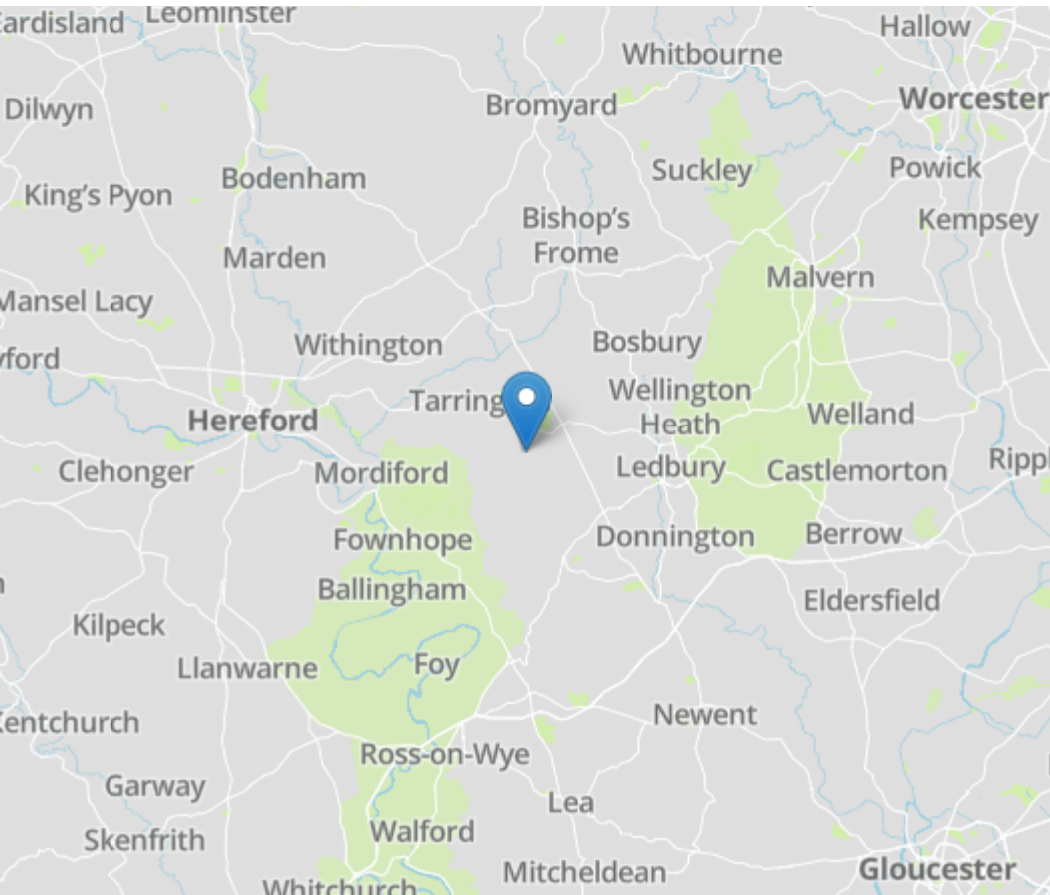




DIRECTIONS

From Ledbury take the A438 Hereford Road for approximately 3 miles and at the "Trumpet" cross roads continue straight over, take the next left signposted "Putley Common" and follow this road for approximately 1 mile, where the property can be found on the right hand side opposite the post box and as indicated by the For Sale sign.



GENERAL INFORMATION

Tenure

Freehold

Services

Mains water and electricity, oil fired central heating, private drainage.

Outgoings

Council Tax: Band F

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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	48	83
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.

Combecroft, Putley Common

Ledbury HR8 2RF

£435,000



- Set in a an unspoilt village location.
- A Charming Spacious Cottage.
- Two Reception Rooms.
- Four Bedrooms.
- Scope for updating and extension (stpp).
- Large Established Garden.
- Ample Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



Combecroft

Situation and Description

Combecroft is situated in a delightful rural location approximately 6 miles from the market town of Ledbury which offers a good range of facilities and amenities including a mainline railway station.

The property enjoys an unspoilt rural position and comprises a spacious four bedroom older style house, formerly two cottages, which now offers the opportunity for updating and extending (stpp). It stands in approximately 1/3rd of an acre of mature well stocked gardens and has ample off road parking both to the front and rear.

In more detail the accommodation comprises:

Ground Floor

Entance Porch

Being half glazed and leading to

Reception Area/Lounge

2.74m x 3.67m (9' 0" x 12' 0") A large reception area with radiator, power points, opening to

Lounge

3.59m x 3.67m (11' 9" x 12' 0") With bay window to front, feature original fireplace with wood burning stove, power points, radiator.

Dining Room/Snug

2.31m x 3.67m (7' 7" x 12' 0") With bay window to front, power points, radiator, door to

Breakfast Area

2.80m x 2m (9' 2" x 6' 7") With window to rear, door to understairs storage cupboard, tiled flooring, power points, door to rear, step up to

Kitchen

2.80m x 3.84m (9' 2" x 12' 7") With window to rear overlooking garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for cooker, dishwasher and fridge/freezer, tiled splashbacks, power points, tiled flooring, door to large larger cupboard.

Rear Hall

With door to rear opening onto the garden, tiled flooring, door to:

Utility Room

With window to side, range of worktops with cupboard under, inset stainless steel sink with drainer, tiled splashbacks, space for washing machine and tumble dryer, tiled splashbacks, power points, low flush w.c.,

First Floor

Landing

With large airing cupboard housing hot water cylinder.

Bedroom One

3.61m x 3.67m (11' 10" x 12' 0") With window to front with views towards Putley Common, power points, radiator.

Bedroom Two

2.80m x 3.71m (9' 2" x 12' 2") With window to rear with views overlooking the garden, power points, radiator.

Bedroom Three

2.79m x 3.67m max (9' 2" x 12' 0" max) With window to front, power points, radiator

Bedroom Four

2.36m x 3.67m (7' 9" x 12' 0") With window to front, feature cast iron feature fireplace, power points, radiator.

Bathroom

2.84m x 1.82m (9' 4" x 6' 0") With window to rear, low flush w.c., wash hand basin, Large shower cubicle, panelled bath, tiled splashbacks, ladder style radiator, extractor fan.

Outside

Approach

The property is approached from Putley Common over a gravelled driveway with parking area for several cars. To the left of this is a lawned area with mature shrubs, offering scope for a further parking area if required.

Garden

A wooden gate to the side of the property gives access to the garden which comprises a delightful feature with a wealth of mature trees, shrubs and plans, good size lawn and extensive paved patio area.

To the rear of the garden is a second entrance with space for the erection of a Garage/Workshop if required (stpp).

The garden is fenced on all sides and offers security for children and pets.



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...

- ☒ Reception Area
2.74m x 3.67m (9'2 x 12')
- ☒ Lounge
3.59m x 3.67m)
- ☒ Dining Room/Snug
2.31m x 3.67m (7'7 x 12')
- ☒ Breakfast Area
2.80m x 2m (9'2 x 6'7)
- ☒ Kitchen Area
2.80m x 3.84m (9'2 x 12'7)
- ☒ Bedroom One
3.61m x 3.67m (11'10 x 12')
- ☒ Bedroom Two
2.80m x 3.71m (9'2 x 12'2)
- ☒ Bedroom Three
2.79m x 3.67m max (9'2 x 12' max)
- ☒ Bedroom Four
2.36m x 3.67m (7'9 x 12')
- ☒ Bathroom
2.84m x 1.82m (9'4 x 6')

And there's more...

- ☒ Charming Cottage.
- ☒ Scope for some updating/extending (stpp).
- ☒ Two Reception Rooms.
- ☒ Four Bedrooms.
- ☒ Large Established Garden.
- ☒ Ample Off Road Parking.
- ☒ No Onward Chain.