



GENERAL INFORMATION

Tenure

Freehold.

Services

Electricity and Water are connected,
Septic Tank drainage.

Outgoings

Council Tax: Band C

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

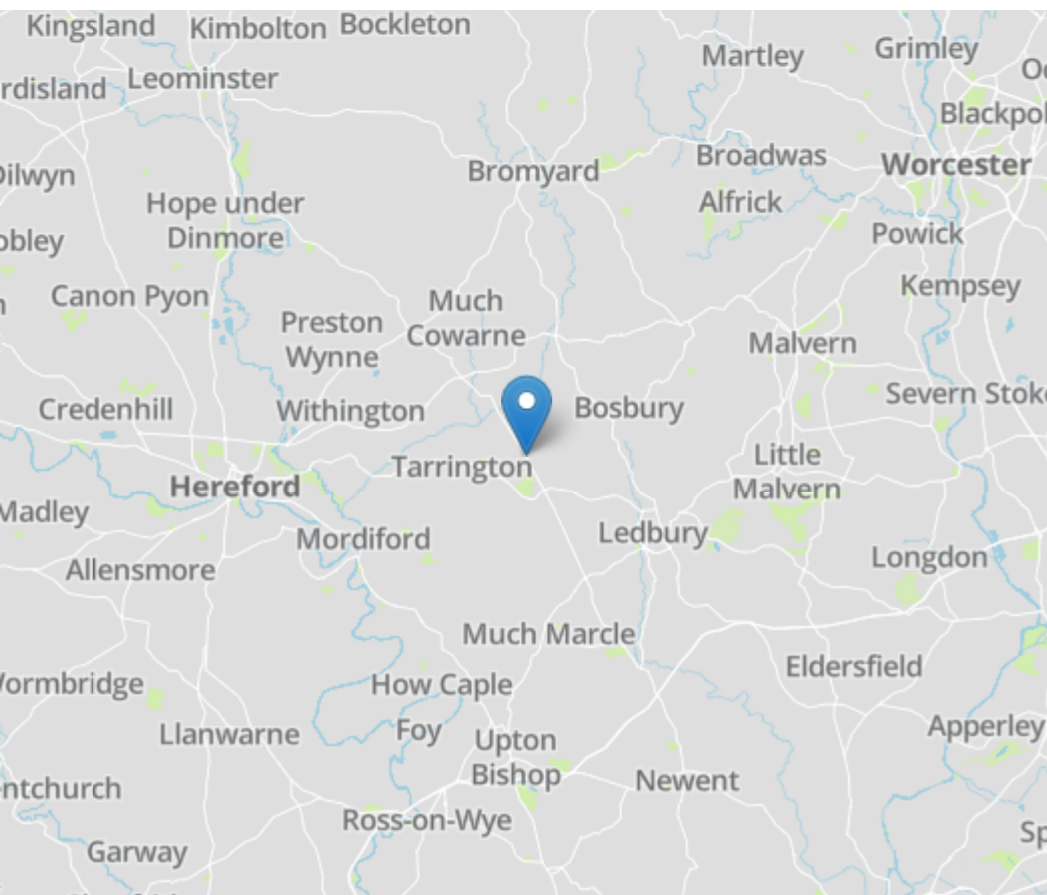
Perrins Cottage,
Ashperton Ledbury HR8 2SE

£395,000



DIRECTIONS

From Ledbury take the A438 towards Hereford and at "The Trumpet" traffic lights, turn right onto the A417, continue along this road until you reach the village of Ashperton, where the property can be found on the left hand side as indicated by the For Sale board.

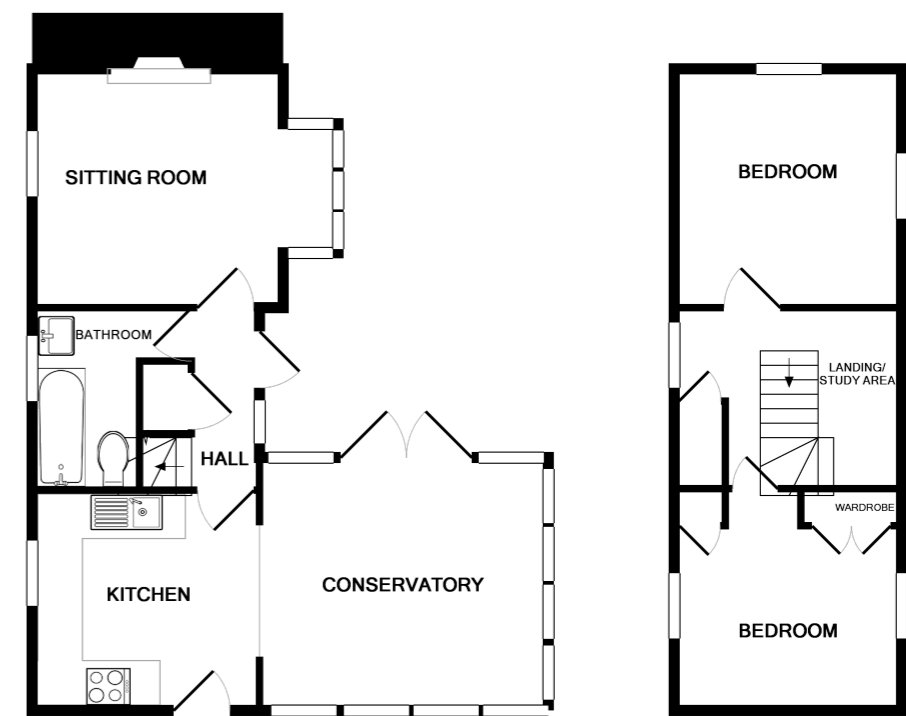


MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.

- Set in a popular village location • A charming detached cottage • Two Bedrooms • Wealth of character features throughout
- Private enclosed Gardens • Double Garage and Off Road Parking

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)
Made with Metropix ©2011

Perrins Cottage

Situation and Description

Perrins Cottage is situated within the popular village of Ashperton which offers a range of local amenities. The cottage offers a wealth of character features throughout, the accommodation comprises sitting room, kitchen, conservatory, bathroom, two bedrooms, delightful well stocked gardens, double garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with window to front, telephone point, wall mounted night storage heater, feature wall and ceiling beams, door to Understairs Storage Cupboard. Doors to:

Sitting Room

3.43m x 3.23m (11' 3" x 10' 7") with feature window to rear and bay window to front, wall mounted night storage heater, feature stone wall with wooden mantle, original bread oven, wall and ceiling beams, power points, T.V point.

Bathroom

with window to rear, panelled bath with Gainsborough shower over, low flush w.c., pedestal wash hand basin, wall heater, feature wall and ceiling beams.

Kitchen

10' 1" x 9' 9" (3.07m x 2.97m) with window to rear, and door to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink, built-in Diplomat electric hob with double oven under and extractor fan over, eye level wall cupboards, integrated washing machine and dishwasher, tiled flooring, feature wall and ceiling beams. Opening to:

Conservatory

3.91m x 3.40m (12' 10" x 11' 2") With double doors leading to garden, wall mounted night storage heater, tiled floor, power points, T.V point.

First Floor

Landing/Office Nook

with window to front, power points, feature wall and ceiling beams, wall mounted night storage heater, door to Airing Cupboard with shelving and immersion heater. Doors to:

Bedroom

3.10m x 2.51m to wardrobes(10' 2" x 8' 3" to wardrobes) with window to front and rear, power points, doors to built-in wardrobe, feature wall beams.

Bedroom

3.40m x 3.23m (11' 2" x 10' 7") with window to front and side, wall mounted night storage heater, power points, wooden flooring, feature wall and ceiling beams.

Outside

Garden

The property is approached via a wooden front gate and comprises a patio area with double doors leading to the Double Garage with two up and over doors, power and light connected.

The garden is a delightful feature of the property and comprises a gravelled seating area with steps leading to a lawn having feature well, two Garden Sheds and Summer House. The garden is enclosed on all sides and offers considerable privacy.

Approach

The property is approached from the A417 via a drive leading to a Double Garage with two up and over doors, power and light connected and double pedestrian doors to rear opening onto the garden.

Garden

The property is approached via a wooden front gate and comprises a good size patio seating area, with doors to Garage.

To the other side of the conservatory is the main garden which forms a delightful feature of the property and comprises a gravelled seating area with steps leading to a lawn having feature decorative well, two Garden Sheds and Summer House. The garden is enclosed on all sides and offers considerable privacy.

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
11'3 x 10'7 (3.43m x 3.23m)
- Kitchen
10'1 x 9'9 (3.07m x 2.97m)
- Conservatory
12'10 x 11'2 (3.91m x 3.40m)
- Bedroom
10'2 x 8'3 to wardrobes (3.10m x 2.51m to wardrobes)
- Bedroom
11'2 x 10'7 (3.40m x 3.23m)

And there's more...

- Set in popular village location.
- Charming Detached Cottage.
- Two Bedrooms.
- Conservatory.
- Delightful Well Stocked Garden.
- Double Garage.