

## Railway Cottage

Ledbury, HR8 2SG

Railway Cottage is a spacious detached family home, which has recently been extended and modernised to a high standard. The property briefly comprises: Entrance Hall, Living Room, spacious Open Plan Kitchen Breakfast Room, Cloak Room and Laundry Room, whilst to the first floor there are four generous bedrooms, the master with an en suite shower and dressing room along with a family bathroom with separate shower. The cottage has generous gardens surrounded by farmland and enjoying lovely rural views. Further benefits include the recently constructed wooden framed self-contained annex, double garage and large steel-frame workshop, which could have a variety of uses, including a home gym and games room. Offered with No Onward Chain, an internal viewing of Railway Cottage is strongly advised.

**£585,000**

# Railway Cottage

Ledbury, HR8 2SG



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## Location

Railway Cottage is located 5 minutes drive from the market town of Ledbury, famous for its landmark black and white buildings and the Grade 1 listed Market House located in the town centre. Ledbury has an array of shops and facilities to include a main line railway station with direct links to London, Oxford, Birmingham and Worcester.

## Canopied Entrance Porch

Double glazed door with matching glazed side panel leading to:

## Reception Hall

14'1" x 10'2" (4.3m x 3.1m)

An impressive entrance hall, so spacious that it could easily be utilised as an additional room, with doors leading to the Living Room and Open Plan Kitchen area.

## Spacious Open Plan Kitchen

22'7" x 13'1" (6.9m x 4m)

A light and airy room with double glazed windows to three aspects, enjoying views over the adjoining farmland and across to Marcle Ridge. This room benefits from underfloor heating. Bi-fold doors lead to the decked entertaining area. The kitchen has been refitted and now comprises of ample eye and base level storage units, porcelain sink unit with single drainer and mixer taps. Central island unit with a further circular stainless steel single drainer sink unit and mixer tap providing instant hot water. The kitchen comes fully fitted with appliances to include, double oven, four ring electric hob with extractor hood over. Integrated fridge, freezer and dishwasher. Wired-in smoke and fire alarm.

## Cloakroom

5'6" x 3'3" (1.7 x 1)

A white suite comprising of a close coupled WC, wash hand basin inset into a vanity unit, radiator and tiled splash backs.

## Living Room

20'0" x 12'1" (6.1m x 3.7m)

Double glazed windows to all aspects. A new electric stove style fire set on a marble hearth with wooden mantle over. Stairs rising to the first floor, radiator, wired-in smoke and fire alarm. Door to entrance porch/utility room.

## Entrance Porch/Utility Room

5'10" x 5'6" (1.8m x 1.7m)

Door to the gardens and double glazed windows to all aspects. There is space and plumbing for appliances with worktops over and a fitted base cupboard below.

## First Floor Landing

With doors to all rooms, wired-in smoke and fire alarm.

## Bedroom One

14'5" x 12'9" (4.4m x 3.9m)

A spacious room with a double glazed window to the side aspect with view across surrounding farmland and Marcle Ridge. Radiator and Upvc sliding patio doors leading to the balcony, providing a pleasant seating area where you can enjoy the open views.

## Dressing Area

From the main bedroom a door leads to the dressing area and a further door to the en suite shower room.

## Shower Room

Fitted with a white suite comprising of a large walk-in shower cubicle with aqua boarded walls, wash hand basin and low flush WC. Heated towel rail and double glazed window.

## Bedroom Two

14'1" x 10'2" (4.3m x 3.1m)

Double glazed window to the rear aspect, access to the loft space and radiator.

## Bedroom Three

12'1" x 9'2" (3.7m x 2.8m)

Double glazed window to the front aspect and radiator.

## Bedroom Four

8'6" x 7'6" (2.6m x 2.3m)

Double glazed window to the front aspect and radiator.

## Main Bathroom

Fitted with a white suite comprising of a low flush WC pedestal wash hand basin inset into a vanity unit cupboard below and mirror fronted cabinet above. Panel bath with mixer taps and shower attachment along with a corner shower cubicle. Heated towel rail, aqua boarding to all walls and double glazed window to the rear aspect.

## Outside

The property is approached through double wooden gates to the rear of the property leading to the recently stoned parking and turning area. A pathway leads to the rear door and around to the front entrance porch. The gardens to the front of the property are mainly laid to lawn, enclosed with wooden fencing. There are a variety of flower beds and fish pond. Gated pedestrian access leads back to the lane. To the other side of the property there is a large decked area, ideal for alfresco entertaining, with access directly back to the kitchen through the bifold doors.

To the rear of the property, with direct access from the gravelled parking area there is a double garage and detached steel framed workshop, along with access to the home office all of which are listed below in more detail.

## Double Garage

19'8" x 17'0" (6.0m x 5.2m)

Two up and over doors, power and light. Inspection pit and personal door.

## Steel Frame Barn/Workshop

24'0" x 20'0" (7.33m x 6.10m)

With double doors, concrete floor, power and light.

## Home office/chalet

Located to the side of the double garage is a recently converted building providing a versatile space. Double glazed door gives access to:

## Kitchen/Reception

12'5" x 11'9" (3.8m x 3.6m)

Fitted with a range of eye and base level storage units, integrated electric oven and four point electric hob over. Ceramic sink unit with mixer taps, space for undercounter appliances and wall mounted electric radiator. Double glazed window to the side aspect and door to the inner hall.

## Inner Hall

With Upvc double glazed to side and doors to the shower room and rear office.

## Shower Room

White suite comprising of a corner shower cubicle with aqua boarding and electric shower. Low flush WC and wash hand basin inset into a vanity unit with cupboard below, Heated towel rail.

## Rear Office

11'9" x 8'2" (3.6m x 2.5m)

Electric radiator and double glazed window to the side aspect.

## Services

Located behind the barn is a recently installed water treatment plant. The property benefits from LPG fired central heating, with the sunken tank located within the rear garden close to the side boundary, bordering the lane. We are advised that Railway Cottage enjoys mains water and electricity. Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

## Freehold

Our client advises us that the property is Freehold. However, should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Council Tax Band

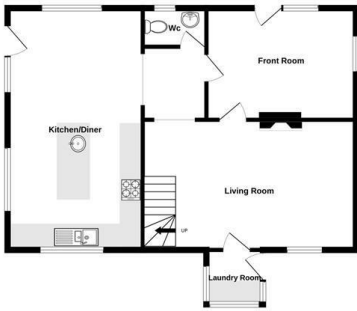
We understand that this property is council tax band F.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

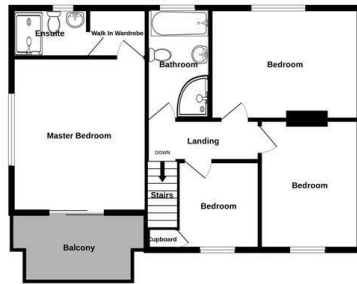


# Floor Plan

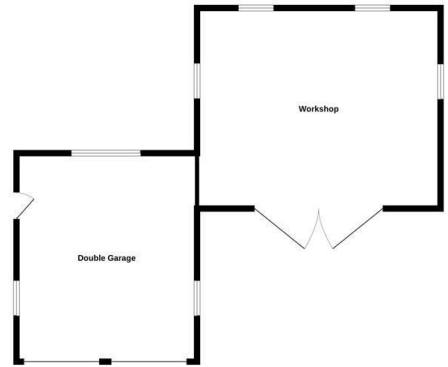
Ground Floor  
765 sq.ft. (71.1 sq.m.) approx.



1st Floor  
695 sq.ft. (64.5 sq.m.) approx.



Garage & Workshop  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 2223 sq.ft. (206.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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