



Goshen Cottage, Ashperton, Ledbury, Herefordshire HR8 2RY





**Goshen Cottage,
Ashperton,
Ledbury,
Herefordshire
HR8 2RY**

Summary of features

- Individual Oak framed detached house
- Much character and charm throughout
- 4 Bedrooms, 2 Reception Rooms
- Garaging, parking and gardens

Asking price £495,000

Description

A stunning half-timbered country residence set in this accessible popular village between Hereford and Ledbury. Completed in 2012 using a traditional Oak frame the property has a wealth of character and charm throughout which includes having exposed Oak beams, Oak ledged doors, inglenook fireplace and the master bedroom featuring apex ceiling with exposed ceiling trusses.

The good sized accommodation has air source heating and is double glazed and comprises; Reception Hall, Sitting Room, Dining Room, Kitchen Breakfast with handmade units topped with granite work tops and an electric Aga, good size Utility with Cloakroom off.

To the first floor; Master Bedroom with Dressing Room and En Suite Bathroom, 3 further Bedrooms and Bathroom.

Outside there is a large Oak timber framed garage, additional driveway parking and a garden.

The property was built with an NHBC guarantee.

Situation

The Village of Ashperton has a Primary School, Church, Village Hall and Public House and is situated approximately 5 miles from the Town of Ledbury and 12 miles from Hereford.

The Village is also well placed for access to other centres such as Malvern and Worcester. The Town of Ledbury provides an excellent range of local facilities and amenities including shops, supermarkets, school, church, hotel, restaurants and main line railway station.

The M50 road network is also easily accessible, approximately 4 miles from the south of Ledbury.

Accommodation

Oak front door leads to –

Reception Hall

With Oak flooring, double glazed windows, stairs to first floor, built-in under stairs cupboard.

Sitting Room 6.22m x 3.86m (20'5" x 12'8")

With feature stone inglenook fireplace with fitted log burner and timber mantle beam over, double glazed leaded windows to front and double glazed double doors to rear. There are also exposed Oak beams to the ceiling and walls.

Door to –

Dining Room 3.76m x 3.66m (12'4" x 12'0")

With double glazed leaded windows to rear, exposed Oak beams.

Door through to –

Kitchen/Breakfast Room 6.23m x 3.58m (20'4" x 11'9")

(Also having door from Reception Hall). Having an extensive range of handmade units to both base and eye level with granite worktops, deep double sink, drawer units, fitted electric Aga, attractive flagstone flooring, leaded double glazed window to front, double glazed door to rear, exposed wall and ceiling beams.

Door through to –

Utility 5.15m x 3.18m (16'11" x 10'5")

(Max.) Having a range of matching hand-made units with granite worktops, double sink, drawer unit, tall storage cupboard, inset shelving, plumbing and space for washing machine, quarry tiled flooring, double glazed window to side, double glazed doors to front and rear.

Cloakroom

Having white suite comprising wash hand basin, WC low flush suite, double glazed window to front.

From the Reception Hall stairs lead to –

First Floor

Landing

With feature vaulted ceiling, wall panelling and



double radiator.

Master Bedroom 6.25m x 3.89m (20'6" x 12'9")

An impressive vaulted room with exposed beams and ceiling trusses having two double radiators, double glazed windows to front and rear.

Door through to –

Dressing Room 3.76m x 2.54m (12'4" x 8'4")
(Max.) With double radiator, access to roof space, double glazed Velux.

Door to –

En Suite Bathroom

A modern suite with feature claw foot roll top bath, corner shower unit, wash hand basin, low flush WC, ladder radiator and double glazed window and exposed beams.

Bedroom 2 3.86m x 3.07m (12'8" x 10'1")

With double radiator, double glazed window and exposed beams.

Bedroom 3 3.86m x 3.05m (12'8" x 10'0")

With exposed beams, radiator and double glazed window to front.

Bedroom 4 3.73m x 2.41m (12'3" x 7'11")

With vaulted ceiling, double glazed window to front and exposed beams.

Family Bathroom

Having bath, corner shower cubicle, wash hand basin, WC low flush suite, ladder radiator, double glazed window to rear and exposed beams.

Outside

To the front of the property there are wrought iron double gates giving access to a stone hardstanding providing off road parking and in turn leads to the large Oak timber frame **Garage/Workshop 5.21m x 5.82m (17'1" x 19'1")**. Block paved pathways lead either side of the property to the rear, which is partly laid to lawn with a terrace and raised vegetable/flower beds. **Greenhouse.**

Services

We understand mains electricity and water are connected to the property. Drainage is to a private system. Air source heating, which is underfloor to the ground floor and radiators to the first floor.

Tenure:

Freehold.

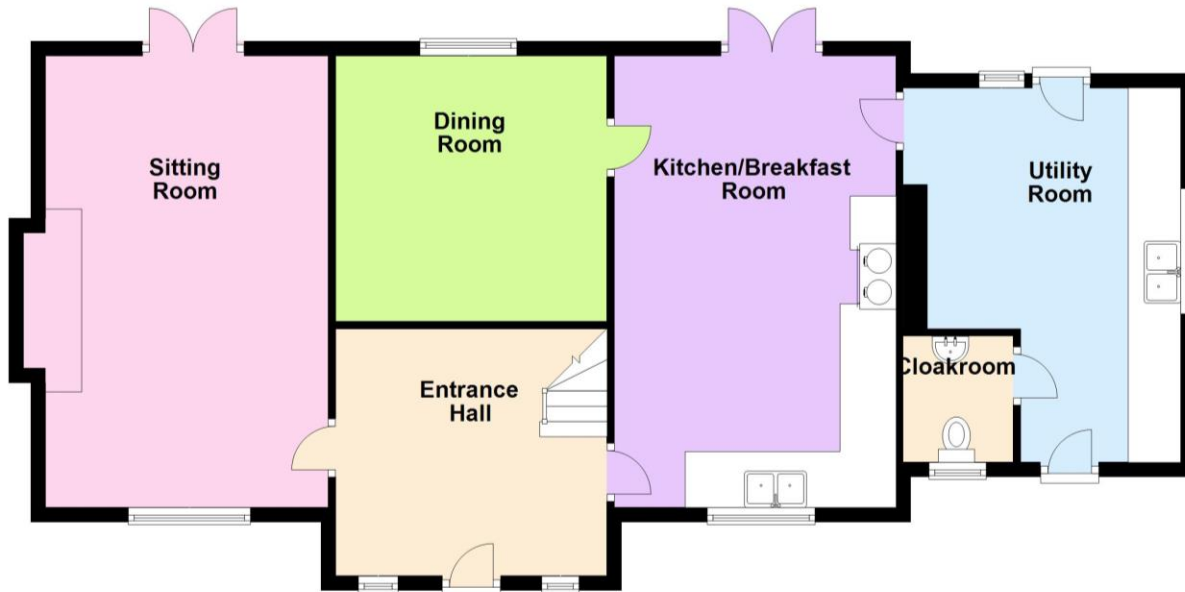
Directions:

Leave Hereford on the A438 Ledbury Road, passing through the Villages of Bartestree, Tarrington and at the Trumpet Crossroads turn left onto the A417 Leominster Road. Continue into the Village of Ashperton, passing the school and Village Hall. The property will then be located towards the end of the village on the left hand side.





Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.