



Fir Tree Cottage, Bromsberrow Heath, Ledbury, Herefordshire

A period cottage with PP to extend if required, off road parking and a good-sized garden.




Garden

GRANT
& Co

LOCATION

Ledbury 4 miles, Malvern, Gloucester & Ross-on-Wye within 14½ miles, Cheltenham 20 miles, Worcester & Hereford 23 miles, Bristol 47 miles, Birmingham 50½ miles

 **Road:** M50 (Jct 2) <1½ miles, M5 (Jct 8) 12 miles



Railway: Ledbury, Malvern & Gloucester



Airport: Birmingham (56½ miles) & Bristol (58½ miles)

SUMMARY OF FEATURES:

- 2/3 bedroom, detached, period cottage (1,099 Sq/Ft)
- Kitchen/breakfast room, sitting room with wood-burner
- Bathroom, W.C, dressing room and study hallway
- Planning permission for a two-storey extension if required
- Off road parking and a good-sized rear lawned garden
- 4½ Acre paddock also available nearby by separate negotiation

SITUATION

Fir Tree Cottage sits within the popular, semi-rural village of Bromsberrow Heath, an area surrounded by farmland and picturesque countryside. Located off the A417 some four miles south of the historic market town of Ledbury and close to junction 2 of the M50, it is conveniently placed for excellent access to the principal regional towns and cities and the main arterial communication links.

FIR TREE COTTAGE

- A lovely, period (but not Listed) cottage situated in this popular village with excellent access to the main arterial roads. The cottage has retained some of its character including some stripped pine doors, some of the original stripped floorboards and a quarry tiled floor in the kitchen.
- The entrance hallway offers plenty of space for shoes and coats and gives access to the good-sized kitchen/dining room.
- The kitchen benefits from fitted oak cupboards, which provide plenty of storage and is complemented with an integral electric oven and gas hob. There is also space and plumbing for a dishwasher. A useful pantry cupboard provides further storage and offers space and plumbing for a washing machine. The dining area has a fireplace that could take a wood-burning stove if desired.
- A rear hallway/study area is situated off the kitchen with a turned staircase to the first floor and patio doors leading out in the garden. A door off also gives access to the cosy sitting room with a Clearview wood-burning stove. A good-sized bathroom completes the downstairs accommodation.



FIR TREE COTTAGE (Continued)

- On the first floor, a small landing gives access to a restricted head height dressing room with built-in cupboards, a W.C which has restricted head height and 2/3 bedrooms.
- One of these bedrooms leads off from another but a hallway could easily be created to divide these rooms if required. All the bedrooms would be double bedrooms with the main and second bedrooms having feature period fireplaces.

THE OUTSIDE

- To the side of the property is ample off-road parking for 3 cars with a gate giving access to the rear garden where there is space for another car if required.
- Adjoined to the side of the cottage is a good-sized storeroom, useful for garden tools and the mower, and there is an enclosed area of lawned garden and a small, decked area adjacent to the house. The remainder of the garden at the rear is laid to lawn, contains a small wildlife pond, trees, shrubs, and a lovely summerhouse.
- Nearby (about 2 miles) there is also a 4½ acre paddock that can be purchased by separate negotiation. This has excellent road access, is gently sloping, well fenced and contains 3 useful field shelters.

MATERIAL INFORMATION

Services: Mains Electricity, water, and drainage. LPG central heating.

Broadband: Superfast broadband is available, up to 80 Mbps (OFCOM Website)

Mobile Phone Signal: All providers should provide adequate coverage, please check on a viewing.

Local Authority: Forest of Dean Council: 01594 810 000.

Council Tax: Band "E" (£2,641.01 2024/25).

Tenure: Freehold. **EPC:** Rated "TBC".

Construction: Brick under a clay tile roof.

Listing: This property is not Listed.

Planning Permission: Planning permission has been gained for a 2-storey extension and a single storey extension to the side. Forest of Dean Council -P0217/23/FUL. This was granted in March 2023, work has not been started.

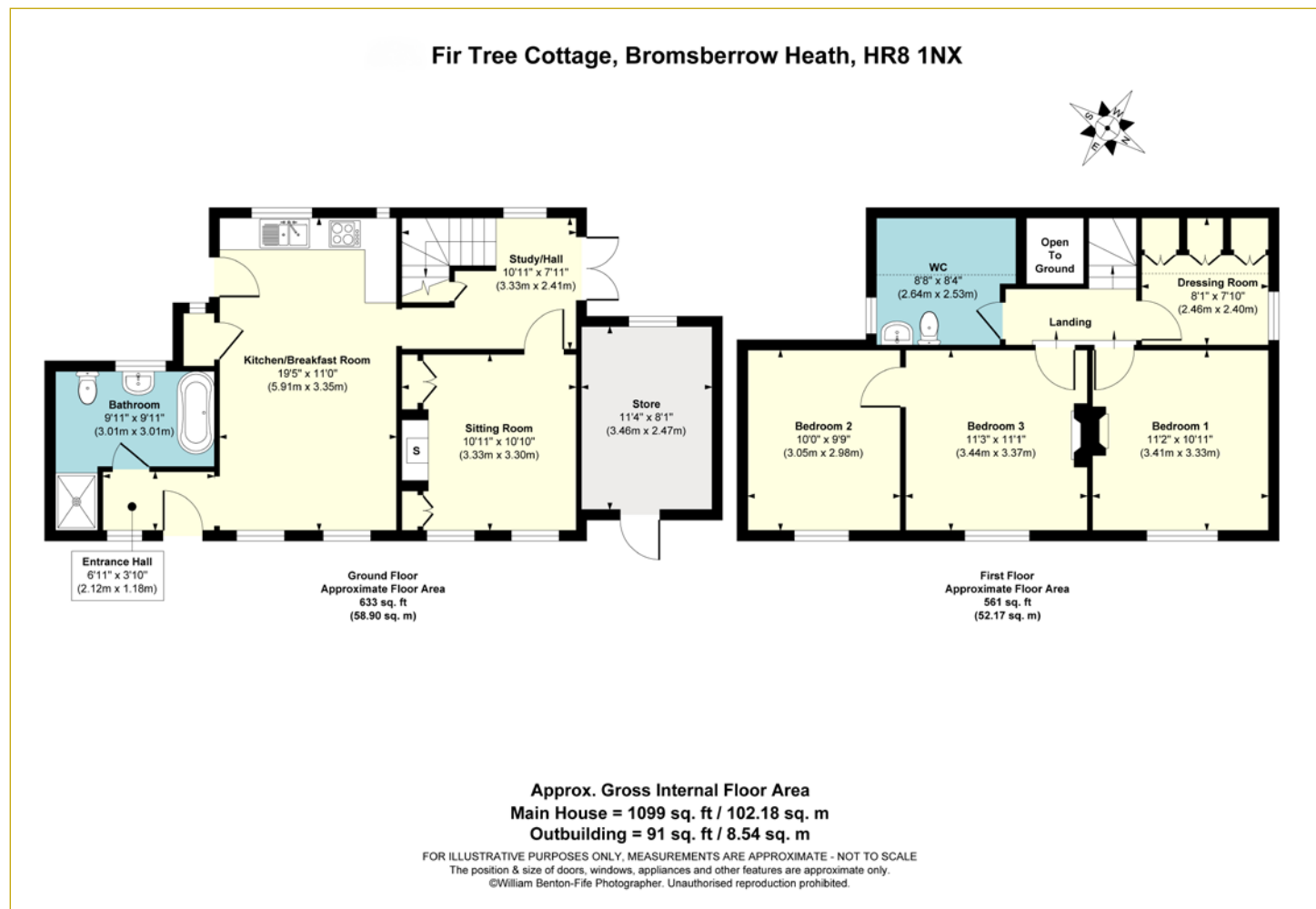
Flood Risk: The property is not at risk of flooding.

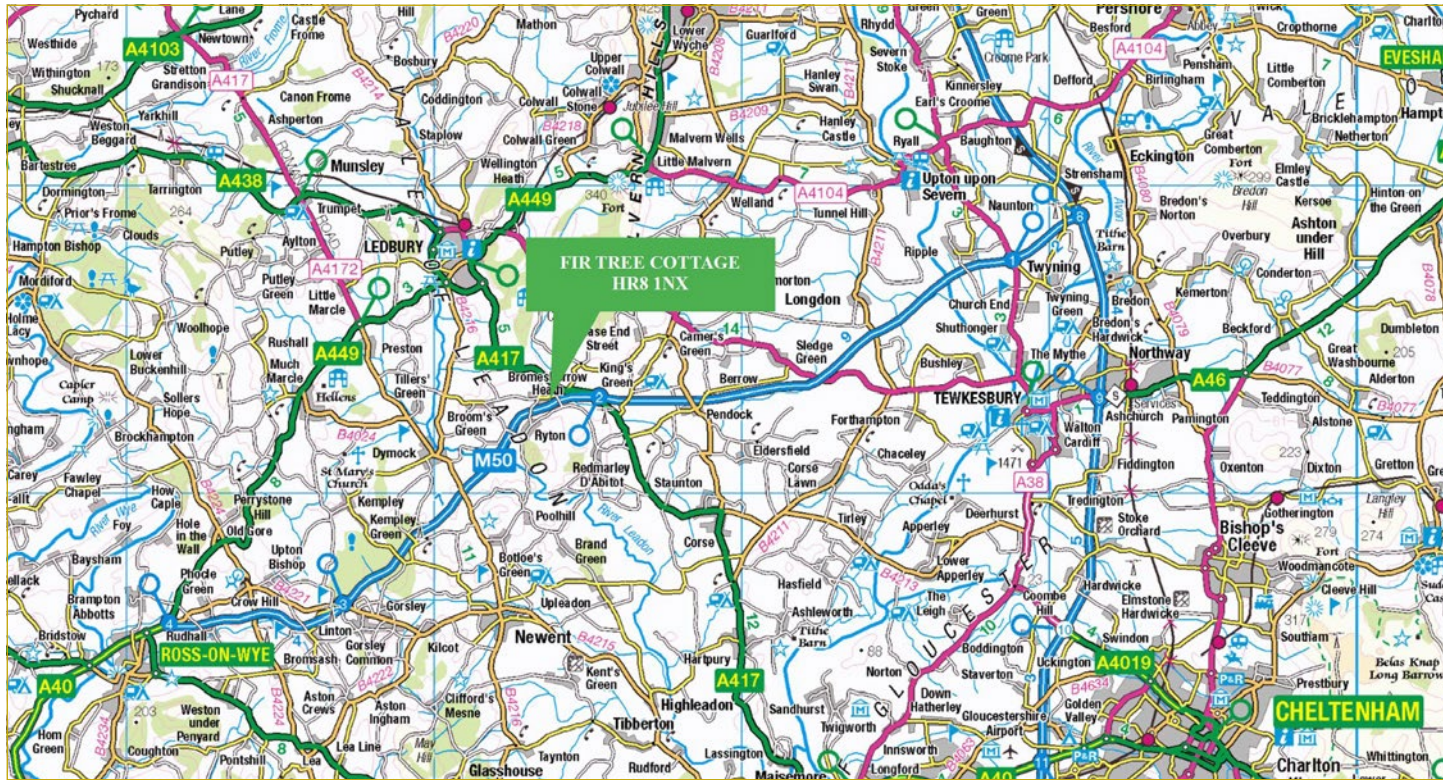
Access: Directly off the public highway.

Rights of Way: None over the property.

Covenants: None that the agents are aware of.

Conservation Area/AONB: The property is not in a conservation area or an AONB.





GENERAL INFORMATION

For information on **Schools**, **Local** amenities and **Recreational** facilities, please visit the Agents website: www.grantco.co

DIRECTIONS - HR8 1NX

From Ledbury: Head out of town on the A417 towards Gloucester. Follow the road from the roundabout for 3 miles and then take the right hand turn signposted to Bromsberrow Heath. Continue to the end of the lane and at the junction turn right. Pass the Bromsberrow Heath village sign and take the next left onto Bell Lane, follow the lane for about 150 yards and Fir Tree Cottage will be found on the right-hand side.

What3Words: ///admit.asset.stall

VIEWINGS

By prior appointment via **Grant & Co** on **01531 637341**.

Agents Note: For details of Agents Obligations and Disclaimers, please visit the Agents website: www.grantco.co



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