



Churchwall Cottage

Little Marcle, Ledbury, Herefordshire, HR8 2LB

jackson
property

£325,000

Charming Single Storey Bungalow | 2 Bedrooms | Character Features | Front Garden | Private Parking |
Pretty Rural Location

Situation

Church Wall Cottage enjoys a secluded but accessible rural location; approached from a quiet country lane and surrounded by beautiful countryside. The property lies within the hamlet of Little Marcle, just 3½ miles from the thriving market town of Ledbury. The surrounding countryside is classed as a Conservation Area with this region offering a sought after rural quality of life combined with excellent access to the nearby market town of Ledbury and main arterial links for the rest of the country.

Description

Approached via a sweeping driveway leading to a private parking area. From here, the charming garden is accessed through a rustic gate and a pathway leading to the character cottage, which is the result of a sympathetic barn conversion. Double French doors open into the spacious living room, which has exposed A frame wooden beams and a feature inglenook fireplace which has a Villager wood burning stove and ample space to store logs and kindling. The kitchen has a ceramic tiled floor and a range of matching base and wall units. There is an integrated oven and hob with extractor fan over, built-in fridge freezer and dishwasher, and space for washing machine. The generous bedrooms are both light and airy, having high ceilings and exposed A frame beams. Bedroom 1 benefits from a triple fitted wardrobe and airing cupboard, and window overlooking the garden. Bedroom 2 has dual aspect windows overlooking the garden and side of the property and exposed A frame beams. Doorway giving access to the en-suite, which comprises glazed shower cubicle, white pedestal wash hand basin and WC.

The family bathroom also boasts exposed beams with a Velux roof window allowing plenty of light, and is fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin and WC.

Externally the pretty garden is laid to lawn with original stone and brick raised beds to two sides. A pathway alongside the lawn leads to a generous area of hard

standing, which could accommodate a spacious seating area, still leaving plenty of space for storage of logs, bins, barbecue etc.

External Grounds

Mains electricity. Mains water. Shared private drainage (willow wet system). Villager wood-burning stove. Broadband is available and connected.

Services

Mains electricity. Mains water. Shared private drainage (willow wet system). Villager wood-burning stove. Broadband is available and connected.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment. All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

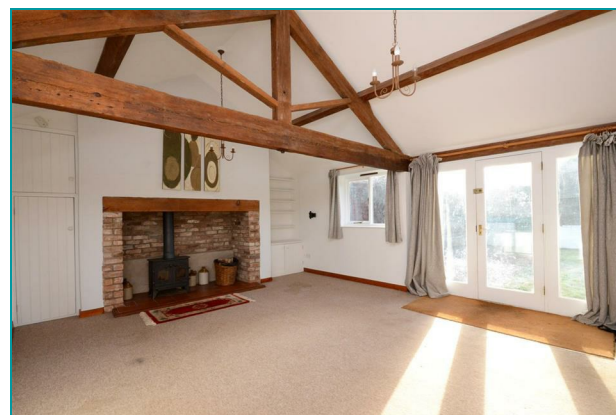
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

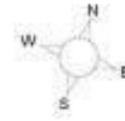
Directions

From Ledbury; Take the A449 west towards Ross-on-Wye for approximately 2 miles. At Preston Cross roundabout, take the right exit north onto the A4172 to Little Marcle. After approximately 1 mile, take the first left up a 'No Through Road' turning at the offset cross roads onto Little Marcle Road. Continue along this lane, passing a small cluster of houses on your right. After a short distance take the first right turn, then immediately fork left, follow the private tarmac road to the property, which is located in the left corner.



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

Church Wall Cottage, Little Marcle, Ledbury
 Approximate Gross Internal Area
 Main House = 884 Sq Ft/82 Sq M

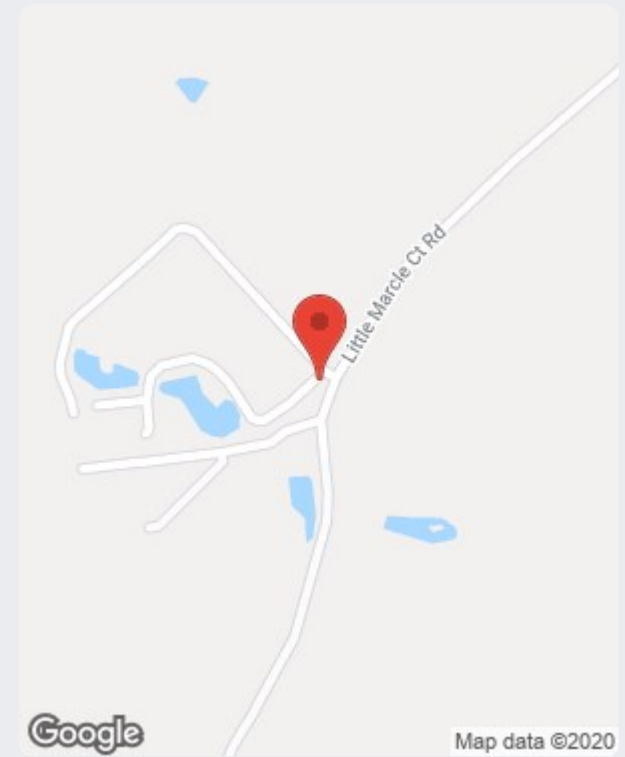


En-suite
 1.45 x 1.23
 4'9" x 4'0"

Bathroom
 1.95 x 1.90
 6'5" x 6'3"

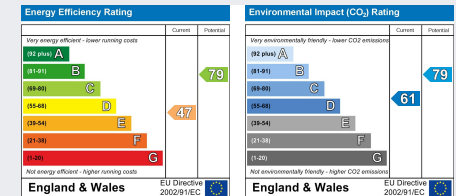


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height.
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Map data ©2020



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