



Budding Cottage Ashperton  
Canon Frome, Ledbury, Herefordshire, HR8 2TA

jackson  
property

# £850,000

A Grade II Listed three bedroom property with extensive equestrian facilities | With six stable, feed store and 60m x 20m outdoor arena | Set within approx. 7 acres of land | Canter track and woodland area | Easy reach of equestrian competition venues | Modern kitchen and additional three reception rooms | Rural location in Herefordshire

## Situation

The village of Canon Frome offers church, village hall and cricket club with the neighbouring village of Ashperton offering primary school, village hall and church. The historical market town of Ledbury is 8.5 miles away and offers good range of independent shops, supermarkets, doctor's surgery, restaurants and traditional pubs. More extensive shopping, leisure and cultural facilities are available in Hereford, Gloucester & Worcester.

The area offers a wide range of outdoor sports and activities, with Queens Woods, Brockhampton Estate and The Malverns all accessible. The area also has strong equestrian interests with Racing at Hereford, Ludlow, Worcester, Cheltenham & Chepstow with cross country courses at Upper Sapey & Lincombe. The Three Counties Showground, Kings Equestrian & Hartpury College are within easy driving. Hunting is with the North Hereford Hunt.

## Description

Budding Cottage is Grade II Listed with parts dating back to the 18th Century of red brick elevations under a tiled roof. The is approached via a stone track which leads up to wooden electric gates through to a gravelled area in front of the house. There is ample parking for cars and horseboxes.

The property has been sympathetically extended and modernised to offer spacious family accommodation, whilst maintaining a wealth of its character features such as exposed beams and old bread oven in the sitting room. The modern kitchen is fitted with Neff appliances with Bosh dishwasher, Belfast sink and range of matching units and granite worktops. The sitting room is dual aspect creation a bright space, with tile effect flooring & woodburning stove to complete the homely feel. The dining room benefits from floor to ceiling windows with doors off to the study and downstairs shower room. Off the hallway the stairs lead up to two of the double bedrooms with family bathroom with the third bedroom accessed off the dining room.

Outside to the front & side of the house are the equestrian facilities with modern gated 'National Stable' yard comprising 6 stables, fodder/feed room and old piggery, which has been restored to offer useful space for office or studio. The outdoor 'Pegasus' arena is 20m x 60m in size with adjoining stock fenced paddock. The land is fairly level with hedged boundary, with canter track around the perimeter. To the far boundary there is young mixed woodland area of about 1.35 acres.

To the rear of the house is the garden mainly laid to lawn. There is greenhouse, vegetable patch with apple and pear trees.

## Council Tax

Herefordshire Council Tax Band F

## Services

Mains electricity, private water from Borehole, private drainage & oil fired central heating. The property benefits from security gates and cameras.

## Agent Notes

There is covenant on the land that it can only be used for agricultural, equestrian or horticultural. No development will be permitted.

## Viewings

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

## Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

## 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.

## 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 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.

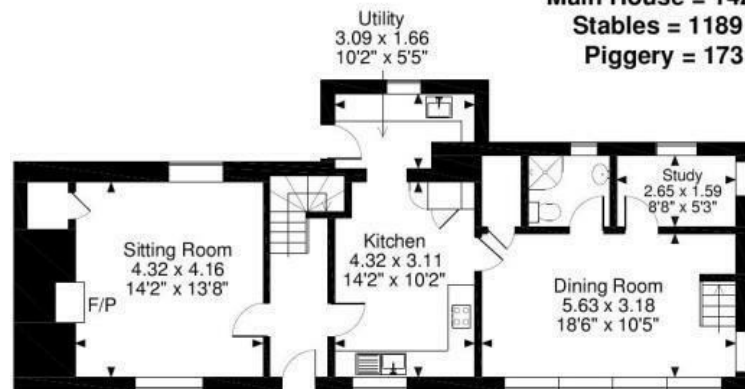
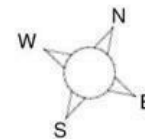
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

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



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

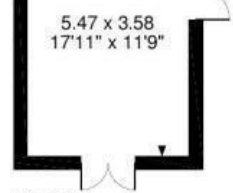
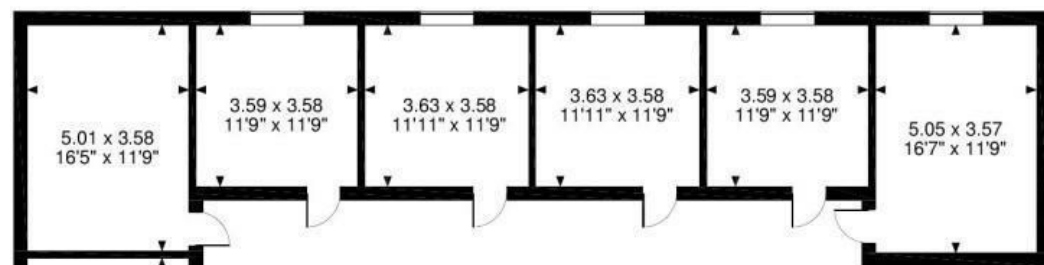
**Budding Cottage, Ledbury**  
**Approximate Gross Internal Area**  
**Main House = 1429 Sq Ft/133 Sq M**  
**Stables = 1189 Sq Ft/110 Sq M**  
**Piggery = 173 Sq Ft/16 Sq M**



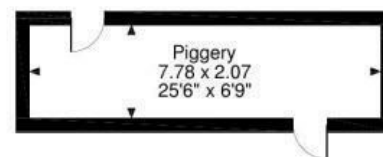
**Ground Floor**



**First Floor**



**Stables**

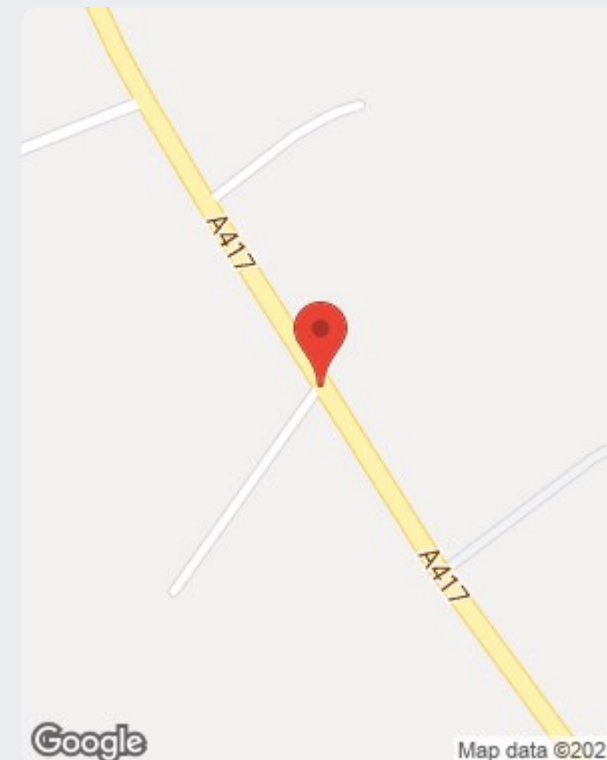


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
13-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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