

## Ladywell Cottage, Turnastone, Herefordshire, HR2 0RE

Price £355,000 | Freehold

A delightful four bedroom detached cottage standing alone in an idyllic rural location on the edge of the village of Turnastone. The cottage enjoys surprisingly generous living accommodation having been extended in previous years.



Ladywell Cottage is a south facing four bedroomed character cottage which has been sympathetically extended in the past to create spacious and well-presented accommodation that could be suitable for people of all ages. There are uninterrupted views over farmland towards distant hills. The property enjoys generous gardens which have been well kept, and offers off-road parking in addition.

The village of Turnastone has a church and Vowchurch (less than half a mile away) also offers a pretty church and a popular village hall. The larger village of Peterchurch is located about a further mile away and offers good local facilities in the form of a village shop, two public houses, primary school, library, cafe, etc. The main feature has to be that it is in the catchment area of the Fairfield Secondary School in Peterchurch which is well known for its excellence and achievements. The Golden Valley is renowned for its outstanding natural beauty with an abundance of countryside ideal for walking. The Wye Valley and Brecon Beacons National Park, all within a short car drive and offer a wide range of outdoor pursuits. Hay and Hereford are roughly equidistant at about 10 miles away each offering a range of shopping, cultural and social facilities, with main line railway stations at Hereford and Abergavenny (15 miles).

The property comprises the following accommodation (measurements are provided for identification only):

**ENTRANCE HALL - 9'1" x 6'7" (2.77m x 2m)** with window north west to rear, ceramic tiled floor, staircase to first floor, opening to:

**INNER HALLWAY - 14'6" x 5'9" (4.42m x 1.75m)** with exposed timbers, radiator, carpeted floor, doors to:

**SITTING ROOM - 16'1" x 11'3" (4.9m x 3.43m)** with windows south east and south west, two radiators, stone hearth, carpeted floor.



**SITTING/DINING ROOM - 19'7" x 10'1" (5.97m x 3.07m)** with two windows and door south east to front, original fireplace with oak mantle and flagstone hearth, two radiators, exposed timbers, carpeted floor.



**CLOAKROOM - 6' x 2'11" (1.83m x 0.9m)** with WC, wash basin, window north east, radiator, carpeted floor.

**KITCHEN - 12'2" x 9'10" (3.7m x 3m)** with fitted cottage style cream coloured floor and wall units, display cabinets one and a half bowl Franke single drainer stainless steel sink, work surfaces, integrated larder fridge, windows south west and north west, oil fired Aga, extractor fan, ceramic tiled floor.



**UTILITY ROOM - 9'1" max x 8' (2.77m max x 2.44m)** with stainless steel sink set into kitchen work surface, fitted cupboards, recess and plumbing for washing machine, wall units, windows north west and north east, radiator, down lights, Worcester Bosch oil fired central heating boiler, ceramic tiled floor.

## FIRST FLOOR

**LANDING AREA - 20' x 6' max (6.1m x 1.83m max)** with carpeted floor, radiator, access hatch to loft space, airing cupboard with factory lagged hot water cylinder, immersion heater, heating and hot water controls, doors to:

**BEDROOM 1 - 16'5" x 11'3" (5m x 3.43m)** with two windows south west, two radiators, two built-in wardrobes, carpeted floor, door to:



**EN-SUITE SHOWER ROOM - 9'1" x 4'2" (2.77m x 1.27m)** with shower cubicle with Triton power shower, WC, wash basin, towel radiator, extractor fan, wall lights, ceramic tiled floor.

**BEDROOM 2 - 11'5" max x 10'3" (3.48m max x 3.12m)** with exposed timbers, window south east, radiator, carpeted floor.

**BEDROOM 3 - 9'6" x 9'1" (2.9m x 2.77m)** with exposed timbers, window south east, radiator, carpeted floor.

**BEDROOM 4 - 11'3" x 9'8" (3.43m x 2.95m)** with windows south east and south west, access hatch to loft space, radiator, carpeted floor.

**BATHROOM - 9'1" x 8'1" max (2.77m x 2.46m max)** with corner bath with shower attachment, pedestal hand basin, shaver light, radiator, window north west over garden, carpeted floor.

#### OUTSIDE

The property is approached from the village lane with a gravel parking area to the front and side. Stone steps lead up to a raised area of garden with shed and greenhouse. The boundaries are marked with a mixture of hedgerows and post and wire fencing. The front garden is laid to lawn and is screened from the lane by a mature hedgerow.



#### SERVICES

We are informed that the property is connected to mains electricity. Private water supply (mains water believed to be available nearby). Private septic tank drainage system.

#### HEATING

Oil fired central heating system.

#### COUNCIL TAX

Band D.

#### TENURE

We are informed that the property is of freehold tenure.

#### DIRECTIONS

Turn off the B4348 roughly halfway between Hay and Hereford, signposted for Vowchurch, a mile south of Peterchurch. Continue along this road, passing through the village of Turnastone and the cottage can be found on the right hand side, approximately a mile after entering the village. There is a name plaque to the cottage by the gated entrance.

#### VIEWING

By appointment through McCartneys LLP - 01497 820778. Out of office hours contact Ryan Williams on 07971 289368 or Rob Fearnley on 07711 875703.

#### DETAILS

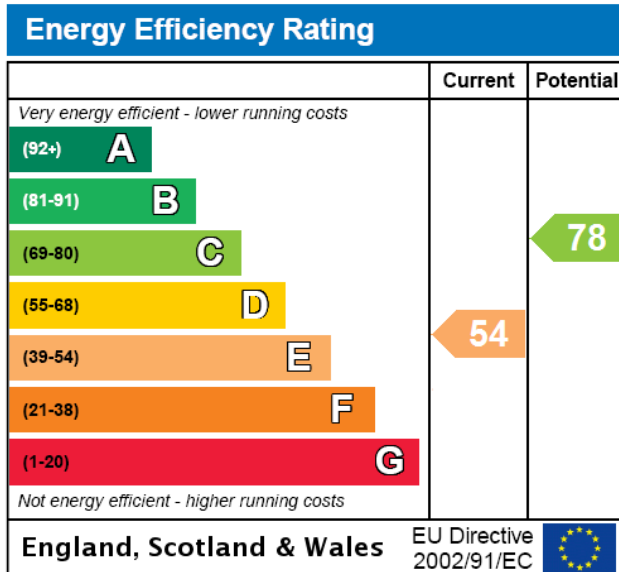
Last Updated 03 March 2015

#### NOTICE

All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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#### HomeBuyers Reports

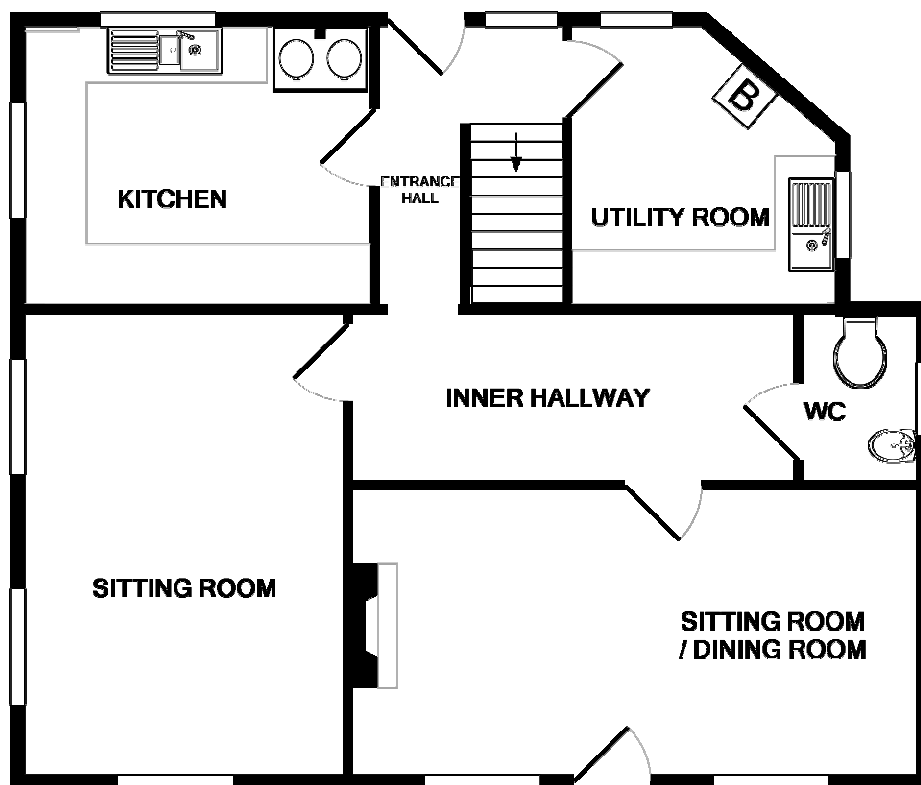
Do you require a Survey or Valuation?

Please Contact:

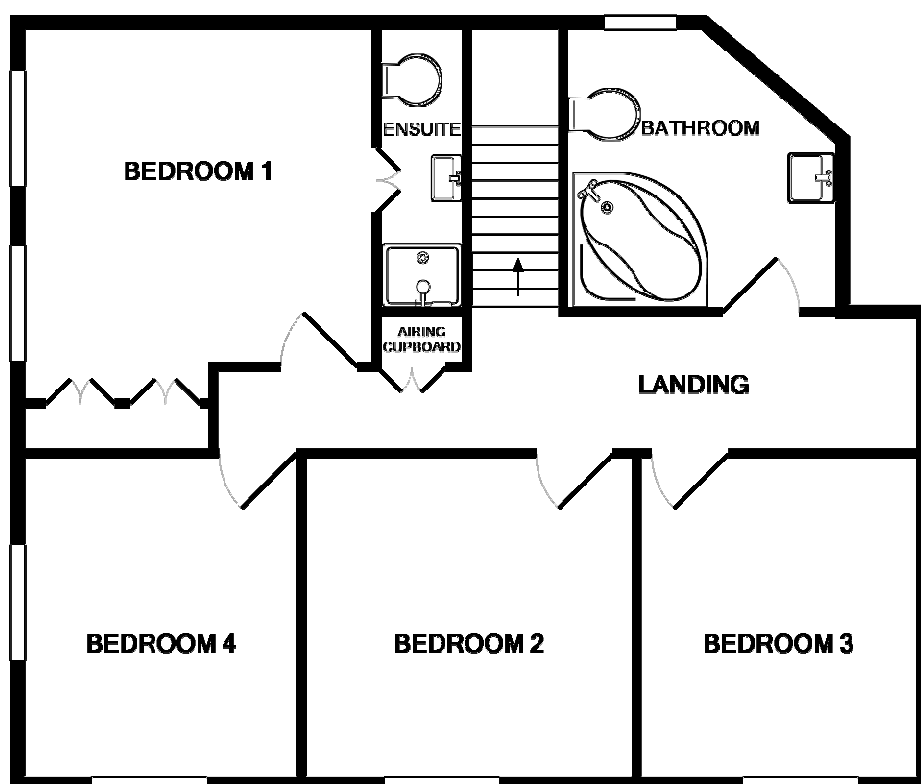
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GROUND FLOOR  
APPROX. FLOOR  
AREA 765 SQ.FT.  
(71.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 766 SQ.FT.  
(71.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1531 SQ.FT. (142.2 SQ.M.)  
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