

**STANLEY COTTAGE  
BODENHAM BANK  
MUCH MARCLE  
LEDBURY  
HEREFORDSHIRE  
HR8 2NU**

*Pughs*

**ESTATE AGENTS & VALUERS**

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- Five bedroom detached house
- In need of modernisation and updating
- Tranquil rural location
- Fantastic views
- Large gardens
- Garage and numerous outbuildings

**OFFERS IN THE REGION OF £280,000**



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Partners: H J Pugh FNAEA FNAVA; J H Pugh BSc (Hons) MRICS; J D Thomson BSc (Hons) MRICS FAAV

## **STANLEY COTTAGE, BODENHAM BANK, MUCH MARCLE, LEDBURY, HEREFORDSHIRE**

Stanley Cottage is a good sized 3 storey house set in its own tranquil gardens on the Marcle Ridge. The property does require modernisation and updating, this in turn could transform this house into a 5 bedroom property. The views from the garden are unspoilt and look directly towards the Malvern Hills.

The accommodation briefly comprises:

**FRONT PORCH:** part glazed door to

**LIVING ROOM:** 12'5" x 12'1" (3.8m x 3.7m) exposed beams, open fireplace, radiator

**KITCHEN / DINER:** 17' x 9'9" (5.2m x 3.0m) fitted wall and base units incorporating stainless steel sink unit with drainer, space and plumbing for appliances, oil fired central heating boiler, radiator

**SITTING ROOM:** 12'1" x 10'10" (3.7m x 3.3m) window seat, radiator

**CONSERVATORY:** 10'2" x 5'6" (3.1m x 1.7m) fitted cupboard

**REAR PORCH:** external glazed door

### **FIRST FLOOR**

**LANDING:** exposed timbers, access to second storey and airing cupboard

**BEDROOM:** 12'5" x 12'1" (3.8m x 3.7m) cast iron fireplace, radiator

**BEDROOM:** 12'1" x 8'2" (3.7m x 2.5m) radiator

**SHOWER ROOM:** 6'9" x 6'6" (2.1m x 2.0m) white suite comprising shower cubicle, W.C., hand basin, radiator

**BEDROOM:** 10'9" x 9'9" (3.3m x 3.0m) radiator

### **SECOND FLOOR**

**LANDING ROOM:** with stairs from first floor, exposed timbers and beams, wooden floorboards

**BEDROOM:** 12'1" x 7'6" (3.7m x 2.3m) exposed timbers and beams, wooden floorboards

**BEDROOM:** 12'1" x 8'6" (3.7m x 2.6m) exposed timbers and beams, wooden floorboards

### **OUTSIDE**

Direct access to ample off road parking, adjacent is a timber garage. Pedestrian access then leads to the rear garden, which is split between a seating area and lawn. A further brick outbuilding can also be located.

To the front of the house there is a further pedestrian gate from the road. This leads to the front of the house and the external access to the **CELLER (3.5m x 4.0m)**. Adjacent is a large flat garden laid to lawns with flowerbeds and large vegetable patch. There are further outbuildings and a greenhouse.

The views from the garden are spectacular looking back towards Ledbury and The Malvern Hills.

## SERVICES

We understand from the vendor that mains water and electricity is connected to the property. Private drainage, oil-fired central heating. Telephone subject to BT regulations.

## TENURE

We understand that the property is freehold and offered with vacant possession upon completion.

## COUNCIL TAX

**BAND E. Rates payable £1,754.83 (2009/10)**

(Herefordshire Council 01432 260000)

## VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07836 320330 – James Pugh

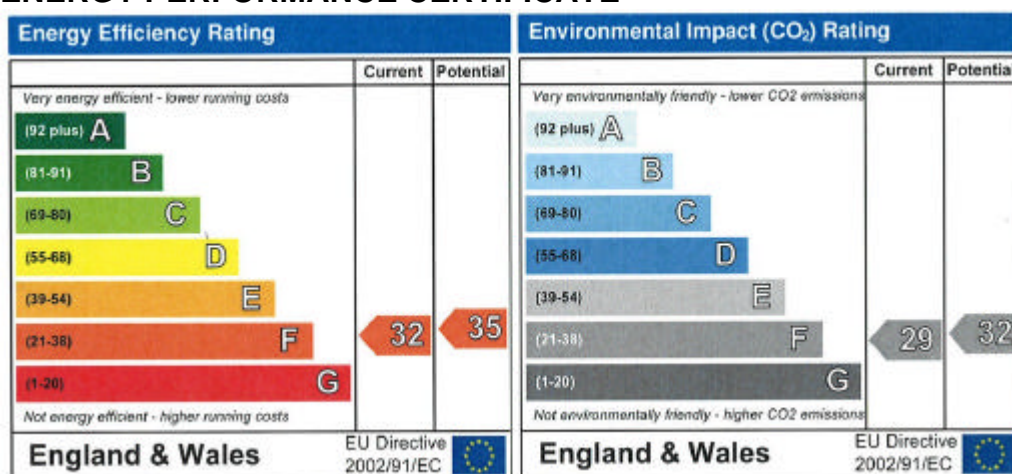
## PRICE

Offers in the region of £280,000

## DIRECTIONS

From The A449 Ledbury to Ross Road continue through the village of Much Marcle if travelling from Ledbury. Continue along the straight and then turn right at the Lyne Down crossroads. At the first T junction turn right and continue for approximately 1 mile and Stanley Cottage will be located on your right as indicated by our for sale board.

## ENERGY PERFORMANCE CERTIFICATE



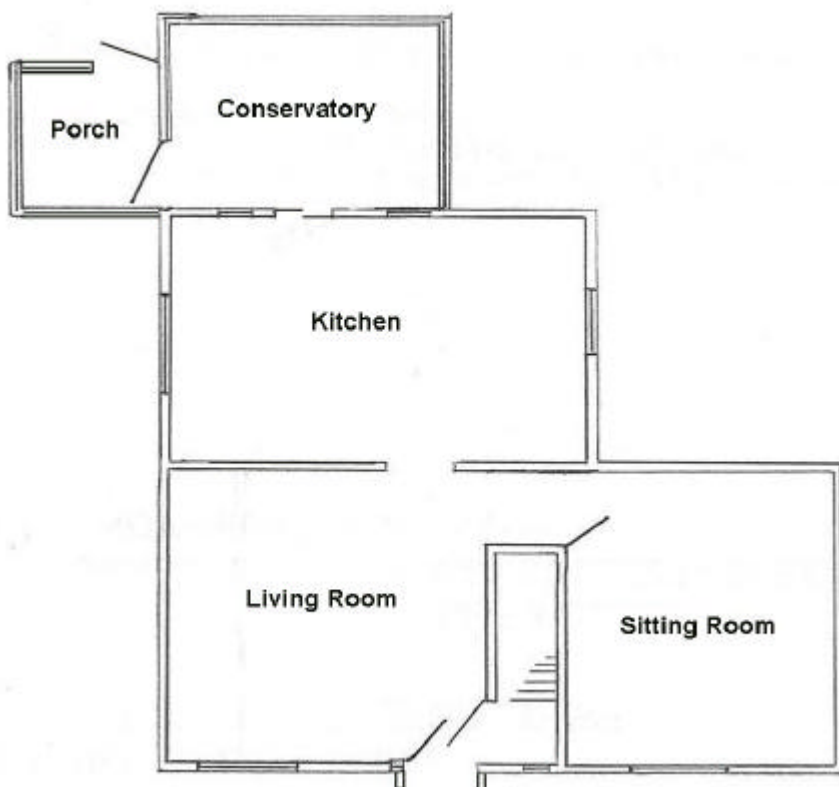
For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

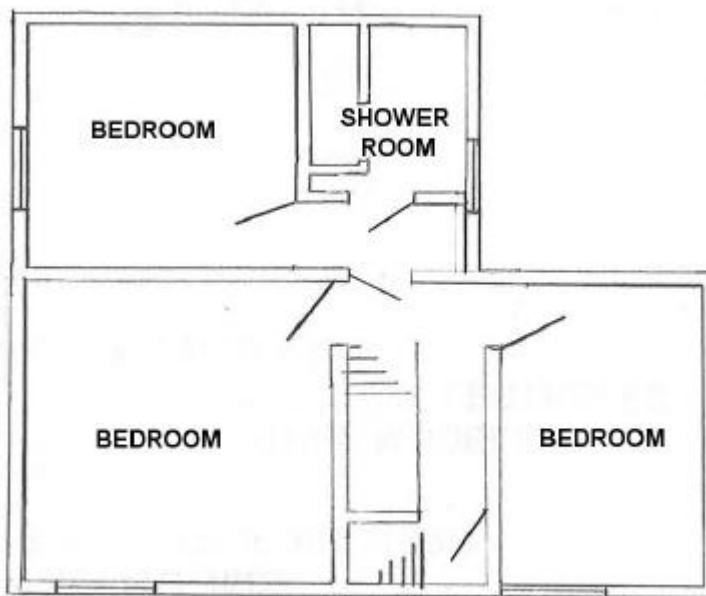
Details and photographs taken October 2009.

**FLOOR PLANS**

**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

