



Upton Court Cottage, Little Hereford, Ludlow, SY8 4BB



Sunderlands
Residential Rural Commercial



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Summary of Features

- Detached 3 bedroom cottage
- Adjoining old Granary with further two-storey Store Rooms
- Much potential
- About 1 acre of gardens/paddock
- Fine views over adjoining farm land

Offers Over £450,000

The cottage comes for sale for the first time in over 100 years. Originally a two up two down with an attached old Granary, along with lean-to extensions, part of which form the current accommodation. The property retains some of its character and has been re-modelled over the years to form 3 bedrooms, a large dining area with cider press.

The accommodation does require updating, but offers an enormous amount of potential to substantially extend the living area or even to form separate living accommodation by converting the existing structure (subject to any Planning, etc.) The property stands adjacent to Upton Court and the farm in a slightly raised position, enjoying fine views over adjoining farmland as far as Clee Hill.

A separate newly installed drive gives private access to the property and its grounds, which in all extend to about 1.1 acres of land with old fruit trees such as pear and damson.

This property offers an ideal project for buyers who don't mind work and are wanting a delightful rural location.

No ongoing chain.

Situation

Upton Court Cottage is situated just outside the small Village of Little Hereford on the Herefordshire Shropshire border. The Market Towns of Ludlow and Leominster are nearby, both offering a range of amenities and facilities. The A49 links the cities of Hereford and Shrewsbury, all within easy commuting distance.

Accommodation:

Rear Porch

Glass porch to the rear of the property.

Kitchen

With Shaker style units and oil-fired Rayburn.

Store Room

Large store room off the kitchen. Door to -

Shower Room

Complete with shower, sink and toilet.

Store Room 2

With window.

Sitting Room

Exposed beams and fireplace complete with a woodburner.

Dining Room

Originally the old granary, now could form large Dining Room with traditional cider press and exposed beams.

From the Entrance Hall stairs lead to -

First Floor:

Landing

With doors to -

Bedroom 1

Double bedroom with vaulted ceiling and exposed beams.

Bedroom 2

Double bedroom.

Bedroom 3

Single bedroom.

Shower Room

With shower, sink and toilet.

Outside:

A newly installed gravelled drive accesses the property and the principal area of land/garden, which is primarily enclosed within hedging and interspersed with some pear trees, damson, etc. The drive extends around to the front where there is a further area of lawn and parking area. To the one end of the main building are two Store Rooms with rooms over, which offer much potential for conversion, whilst to the rear there is a covered Lean-To which could form a Workshop area.

Services:

Mains water and electricity. Private drainage but



purchaser have to install their own drainage system on their own land within a six month period from completion.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Planning:

No planning enquiries have been made.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Agent's Note:

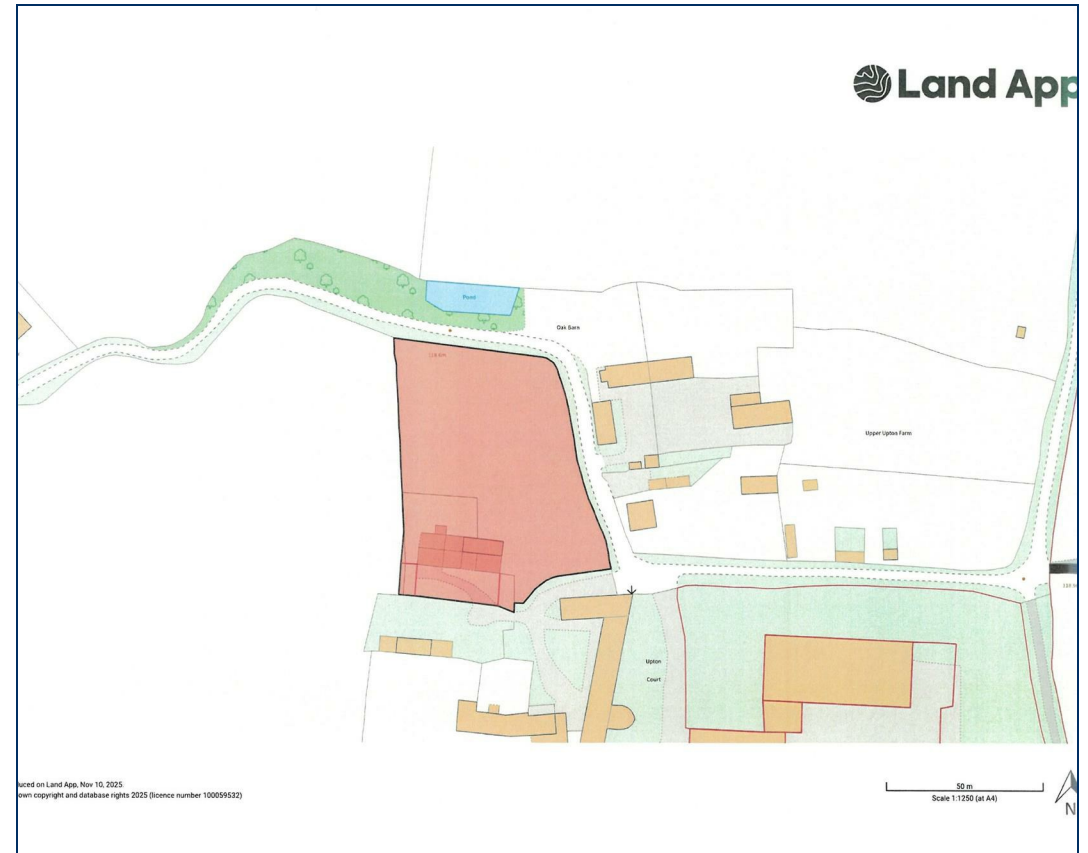
Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Agent's Note 2:

The property adjoins Upton Court, a Grade II* Listed house, so buyers should make their own enquiries as to the property's Listed status.

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that





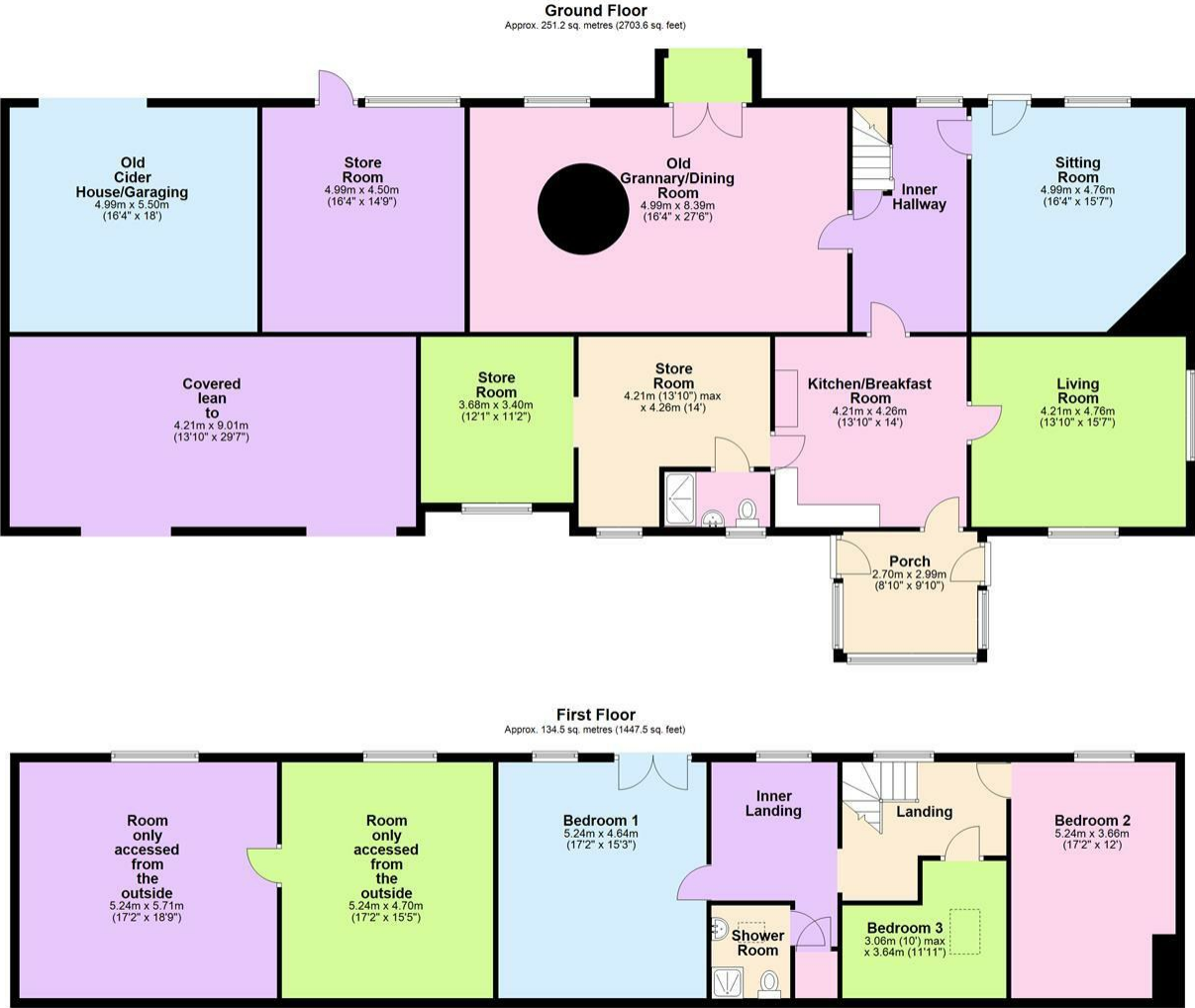


a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Directions

From Leominster, take the A49 north then after approximately 1.1 miles, take a right hand turn towards Leysters on the A4112. After 3.6 miles take a left hand turn towards Little Hereford. Continue on this road for approximately 1.1 miles , you will then reach a T junction onto Lynch Lane where you right. Continue along for approximately 0.8 of a mile, then turn right towards Upton. Continue along for 0.4 of a mile where the cottage will be situated on the right hand side.

What3words: \\leopard.seriously.appealed



Sunderlands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		17
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.