





BULLS GROVE PIXLEY

LEDBURY HR8 2RB

Offers In Excess Of £895,000

FREEHOLD

Grade II Listed cottage which has been tastefully and thoughtfully restored with the attached barn being converted to provide a substantial detached home. The property has the benefit of planning permission for a triple garage and studio room above, the whole extends to approximately 2.5 acres.

Flint & Cook

BULLS GROVE PIXLEY

• Grade ll listed black & white cottage • Fantastic location between Hereford & Ledbury • Newly refurbished & extended • Beautiful gardens extending to approximately 2.5 acres • Three/Four bedroom detached with separate shepherds hut • Must be viewed!





Reception Hall

A charming reception hall welcomes you into the home with traditional features including exposed beams and a flagstone floor. The space is filled with natural light from windows and provides access to the sitting room and inner hall. It offers a warm introduction to the character of the property and a practical space for coats and shoes.

Sitting Room

The sitting room is a cosy yet spacious area featuring exposed wooden beams and a wood-burning stove set within a traditional fireplace. Large windows allow natural light to stream in and offer views over the garden. This inviting room combines rustic charm with comfort, making it an ideal spot for relaxed living.

Bedroom 2

Bedroom 2 is a bright double room that enjoys direct access to the garden via French doors, making it a perfect ground-floor bedroom or guest room. It features exposed beams and a charming mix of period character and modern comfort.

Inner Hall

The inner hall links the reception hall to the kitchen/dining area and sitting room, framed by exposed timber beams and neutral walls, maintaining the home's traditional style.

Open Plan Kitchen/Dining Area/Living Room

This stunning open plan kitchen and dining area is a beautiful showcase of exposed timber beams and a lofty vaulted ceiling that bring warmth and character to the space. Natural light floods in through large windows and glass doors that look out onto the garden, while the wooden flooring adds a soft, natural touch. The kitchen boasts a classic cream Aga, open shelving displaying colourful crockery, and plenty of wooden work surfaces. Adjoining the dining area is a living space which features a wood-burning stove, exposed beams, and large windows that enhance the sense of space and light. This room offers a welcoming, communal hub perfect for entertaining or relaxing with family.

Rear Hall

The hallway features original timber panelling and a striking wooden staircase leading to the upper floor. The tiled floor and antique furnishings add warmth and character to this transitional space.

Utility Room

The utility room is a well-equipped space with modern fittings and appliances, including a washing machine and dryer. Stylishly designed with a patterned tile floor and a window overlooking the garden, it balances practicality with charm.

Shower Room

The shower room adjacent to the utility room is contemporary with a walk-in shower featuring blue tiled walls, a white basin and WC, and a window bringing in natural light. This practical room is ideal for guests or for use after outdoor activities.

Bedroom 1

The principal bedroom is a spacious and elegant room with exposed timber detailing and a vaulted ceiling. A skylight and windows fill the room with natural light, while the soft carpeted floor adds comfort. The room has a calming neutral palette that blends seamlessly with the characterful beams, creating a restful retreat.

Bedroom 3

Bedroom 3 is a cosy single room with exposed timber beams

and a sloping ceiling. It benefits from two small windows that allow natural light to enter and offer views over the garden and countryside beyond, making it a peaceful space.

Bathroom

The bathroom is a luxurious space with a copper freestanding bathtub positioned under a sloping ceiling. Exposed wooden beams and white walls add character, while natural light streams through two windows. There is also a separate WC with a modern basin and toilet, offering practical convenience.

Bedroom 4

Bedroom 4 is a charming attic room featuring exposed beams and a pitched ceiling. The soft carpeting and neutral tones create a comfortable and inviting space that could be used as a guest room or study.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Rear Garden

The rear garden is extensive and beautifully maintained, featuring mature trees, well-tended lawns, and various planting beds filled with colourful flowers and shrubs. There is a paved patio area for outdoor dining and relaxation, making it a perfect spot to enjoy the peaceful surroundings.

Shepherds Hut

The property includes a delightful detached Shepsherd Hut designed with traditional shiplap walls painted white and a vaulted ceiling. Inside, there is a compact kitchen area with open shelving and a small dining space featuring a cosy yellow sofa and a table with chairs. Adjacent is a bedroom area with a double bed, bathroom with free standing bath and French doors open out onto a deck with countryside views, creating a charming and peaceful retreat.

What3words

strut.shackles.seated

Services

Heating - In the original cottage there is Oil fired heating which is underfloor downstairs and to radiators on the first floor, there is also a wood burner in this part of the property. In the converted barn part, it's electric heating which also works the Aga and also benefits from a wood burner as well.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Tenure & Possession

Freehold - vacant possession on completion.

Residential lettings & property management

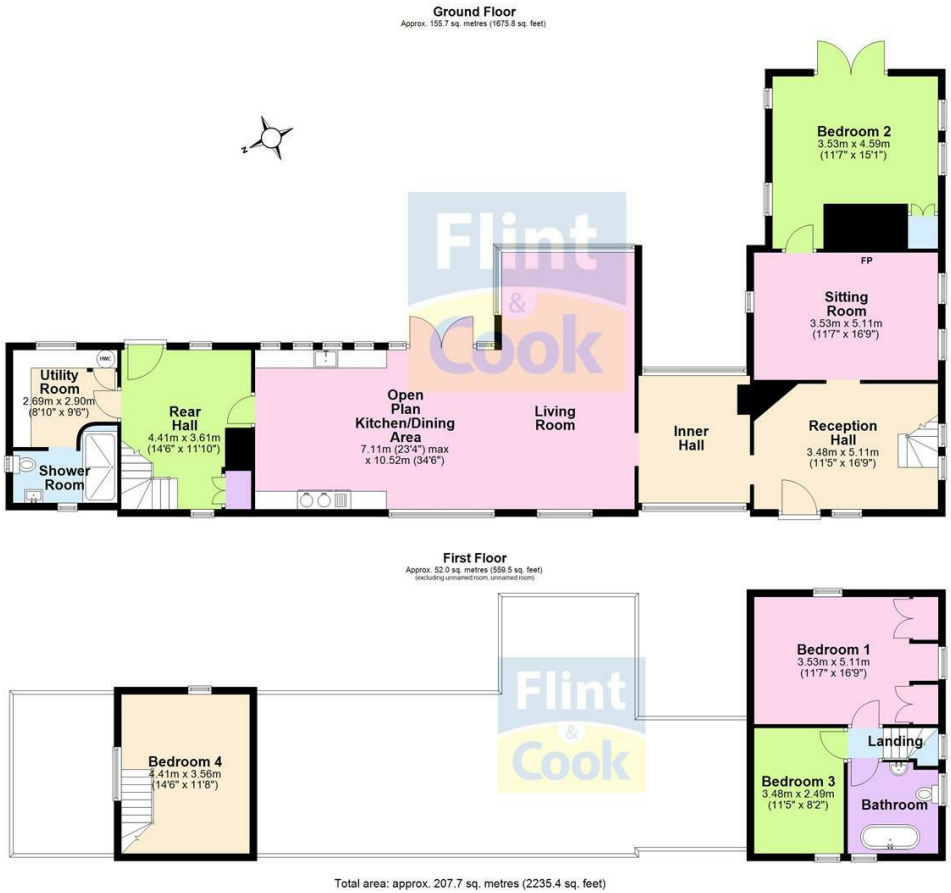
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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EPC Rating: Hereford Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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