

RUTH COTTAGE

Offers over: £475,000



“A beautiful home, exuding warmth and character”

Hampton Charles, Worcestershire

Ruth Cottage has so much to recommend it: an outstanding, rural location, character accommodation, stable block, paddock, garage, plenty of parking and a multi-purpose outbuilding.

- Rural outlook
- Full of character and charm
- Useful brick outbuilding with storage
- Detached garage
- Paddock and stable block
- No onward chain



The attractive exterior of this Victorian semi is matched by a wealth of character on the inside: from the solid timber front door to wooden windows, exposed brick features, tiled floors and lofty ceiling height.

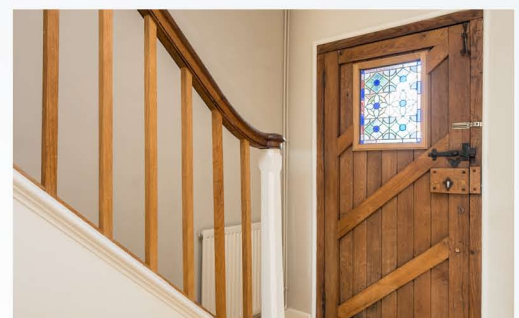
The entrance porch is a useful space to kick off your wellies before proceeding through into the attractive sitting room, which features an exposed brick fireplace and cosy wood-burning stove. The hallway offers under-stair storage and leads into the large, open-plan kitchen-dining room. This space is the definitive “heart-of-the home”: a large area with a tiled floor and wood burner (with CH/ HW back-boiler) in which the family can gather whilst dinner is prepared: ample room for a dining table or sofas and a clear sightline through to the attractive Alexander Russell kitchen. The kitchen cupboards contrast stylishly against the exposed brickwork with space for a large built-in fridge freezer and a range-style oven, taking centre stage. A Belfast sink has a great window-view above it, overlooking the garden.

A stable door opens to the outside patio.

Upstairs there are three bedrooms, a family bathroom as well as a storage cupboard on the landing. Bedroom one features a fireplace and dual-aspect windows with countryside views. Bedroom two has a vaulted ceiling and view to the front of the property. Bedroom three has steps to a mezzanine floor for additional storage.

Outside: A five bar gate gives access to an extensive tarmac driveway and the detached, timber garage. The front garden is mainly laid to lawn and has a picket gate which leads to the front porch. An attractive, brick outbuilding sits to the side of the property which could be used for a variety of purposes and features a cosy wood burning for those chilly mornings.

The patio area sits immediately behind the property and a post and rail fence separates the paddock behind and the two-bay stable block. The ground is thought to total approx. 0.8 acres (TBV by buyer's solicitor).





Area: A pretty area in the heart of open countryside with walks on your doorstep and a nearby nature reserve, Hampton Charles is conveniently located to both Leominster and Bromyard and their respective services, including supermarkets, rail stations, bus stations, restaurants, cafes and medical services. Hampton Charles also lies close to the well-known Docklow Fishing Pools and its on-site public house. For those with gastronomic interests: the fantastic, Michelin-starred Penson's restaurant is nearby, just a few minutes' car journey.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Heating:	Oil, radiators
Services:	Mains water, private drainage
Council Tax Band*:	C
Service charges:	nil
Covenants:	Electricity pole in paddock
Broadband:	Yes** (Grant agreed for "Fastershire" BB)

* correct at time of publication
 ** Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.