OVERVIEW
We are delighted to offer to the market Yew Tree Cottage, Tillputs End. The cottage provides opportunity for renovation and development in the rural Gloucestershire countryside within a mile of the Herefordshire border.

This detached property sits within its own garden and adjacent the small hamlet of Tillputs End providing privacy without isolation.

SITUATION
Yew Tree Cottage is located nearly 2 miles from the village of Dymock which boasts The Beauchamp Arms, Primary School, garage, Parish Hall and both Church of St Mary the Virgin and Western Way Chapel.

The Cottage is 4 miles from the historic Market Town of Ledbury which provides a range of shops, supermarkets, GP surgery and small hospital, leisure centre, and primary and secondary schools. Ledbury also has a railway station with regular connections to Birmingham New Street and Hereford.

The cottage is just four miles from Junction 2 of the M50 providing access to the major motorway network.

DESCRIPTION
Yew Tree cottage is a characterful detached three bed dwelling with good sized garden containing a storage building and a single garage.

There is a large entrance hall/conservatory which provides access to the kitchen. The kitchen has a range of fitted units with space for a family kitchen table. The sitting room is accessed from the kitchen and provides a cozy room with feature fireplace and woodfire effect electric heater. The dining room also has a feature fireplace with woodfire effect electric heater. A study/snug sits at the bottom of the stairs with useful storage space in the large under stairs cupboard.

Upstairs there are two large double bedrooms with exposed black beams giving the house an abundance of character. A smaller double sits to the rear opposite the spacious family bathroom.

The cottage is surrounded by lawns and mature shrubs with a former vegetable patch alongside the house. There is a large storage shed to the rear of the house as well as a small potting shed. A single garage sits to the east of the garden which also has space for off road parking alongside. A well sits as a feature at the front of the house.

SERVICES
We understand that mains electricity is connected. There is no mains gas. Water is currently supplied via a connection from the Vendors property, shortly after the sale completes this will be disconnected and the Purchaser will be required to arrange their own mains water supply to the property. It is understood mains water is available in the lane approximately 200 m from Yew Tree Cottage. The property has its own septic tank.

ENERGY PERFORMANCE CERTIFICATE
Energy Rating: G

COUNCIL TAX
Council Tax Band E

TENURE
The property is offered Freehold with vacant possession upon completion.

BOUNDARIES AND AREAS
The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

FIXTURES AND FITTINGS
Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS
The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

LOCAL PLANNING AUTHORITY
Forest of Dean District Council – 01594 810000
www.fdean.gov.uk

VIEWINGS
Viewings are strictly by appointment only through the selling agent. Please contact Carver Knowles to arrange a booking on 01684 853400.

A virtual tour is available at https://vt.ehouse.co.uk/WoLoit8Ymoa

METHOD OF SALE
The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Final offers

ANTI MONEY LAUNDERING REGULATIONS
Photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors will be required.
DIRECTIONS:
From Ledbury take the B4216 Dymock road south 2.4 miles to a four cross way. Turn left towards Much Marcle. After ½ mile there is a triangle in the road and you must bear right towards Leddington. After approximately 1/3 mile turn left and the property is approximately 40 metres on the right hand side.

What3words: moral.measures.grandest

PLEASE NOTE:
Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property.

Details prepared December 2020.