



3 Rosedale Cottages  
Pudleston, Herefordshire, HR6 0RF



# An end of terrace country cottage offering tremendous potential situated within an idyllic peaceful location with gardens and an outbuilding.

◆  
Leysters 2 miles, Tenbury Wells 5 miles, Leominster 7 miles, Ludlow 11 miles, Hereford 19 miles  
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Porch | Reception hall | Sitting room | Kitchen/dining room | Utility room | Bathroom | Bedroom | Garage | EPC: E

## The Property

3 Rosedale Cottages is a superb end of terrace cottage providing tremendous opportunity. The property is situated within idyllic peaceful countryside. On the ground floor, a porch leads to a reception hall, leading to the sitting room, which is a spacious room offering superb ceiling height and an inglenook fireplace housing a wood burning stove. The kitchen/dining room is also a spacious room and offers fitted units, a wash basin and a French door accessing the gardens. Adjacent is a utility space, providing plumbing for washing facilities. The family bathroom can be accessed from the utility. On the first floor, there is a double bedroom with a built in wardrobe. The property does require some renovation throughout and lends itself nicely to be extended (subject to the necessary consents).

## Outside

The property benefits from a private garden to the front and rear. The gardens are mainly laid to lawn with some shrubbery and trees. There is a large garage providing ample storage, which could offer conversion potential (subject to the necessary consents).

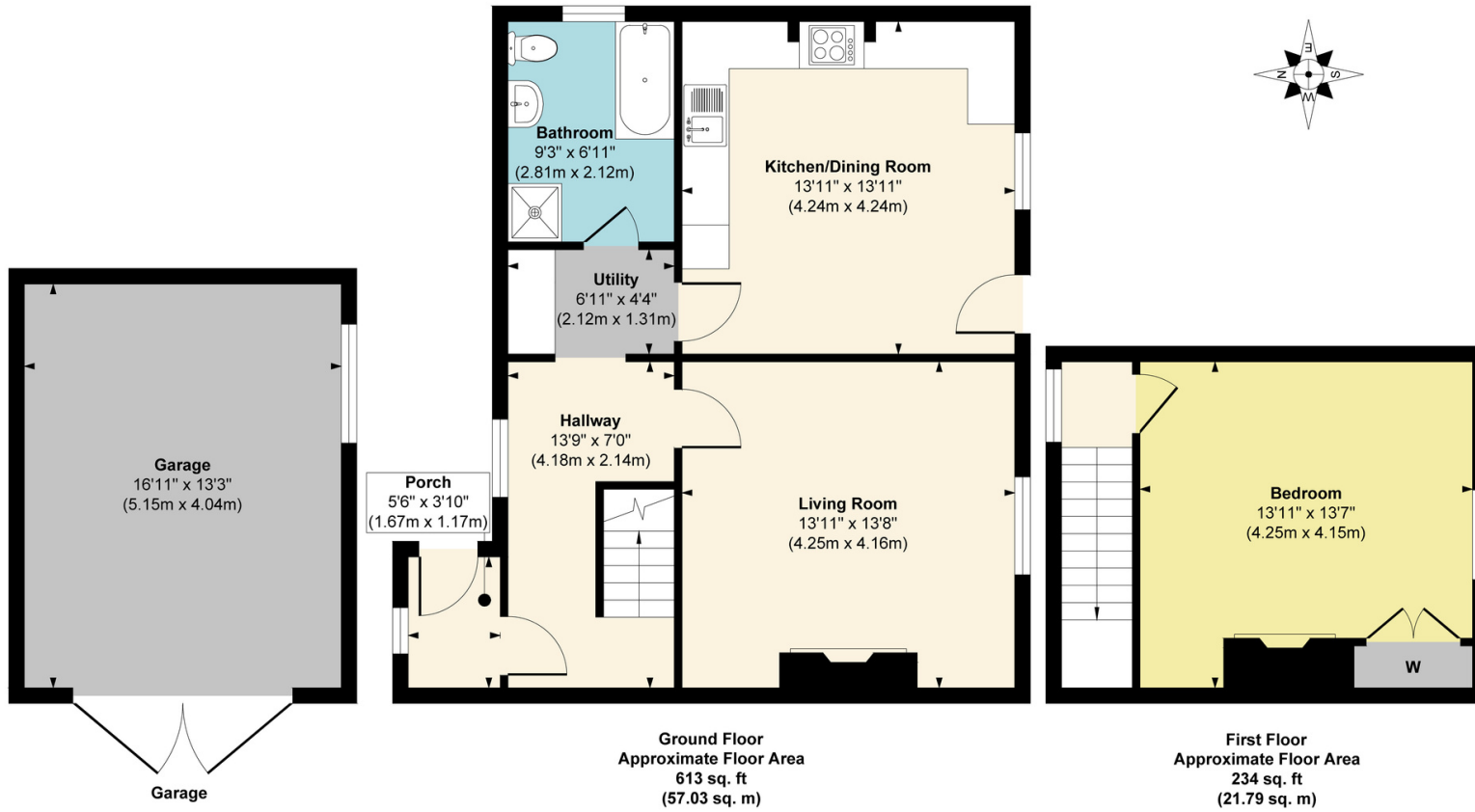
## Situation

3 Rosedale Cottages is located in the hamlet of Pudleston enjoying a rural outlook over rolling countryside and open fields. The area offers great riding and many fine walks. A full range of services can be found in the nearby towns of Tenbury Wells, Leominster and Bromyard where there are restaurants, schools and doctor's surgeries.

A particularly scenic and sought after area of Herefordshire, the area provides a fantastic opportunity for a high standard of living. The historic market town of Ludlow is within easy reach with an abundance of culture including the internationally acclaimed Spring and Food festivals. The City of Hereford lies to the south and Worcester to the east. There are excellent state and independent schools in the area including Moor Park, Lucton and Hereford Cathedral School. Leominster Golf Club and Hereford National Hunt Racecourse are within easy reach. The A44 is close by and provides a good road link to the national motorway network. Birmingham and the West Midlands are an approximate one hour commute with many convenient rail links from Leominster and Hereford. Regional International airports at Birmingham, Manchester and Bristol.



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**Approx. Gross Internal Floor Area**  
**Main House = 847 sq. ft / 78.82 sq. m**  
**Garage = 223 sq. ft / 20.80 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**Directions:** Take the A4112 from Leominster towards Tenbury Wells. Take the 1st Right after the Duke of York pub then 1st right again. Follow the lane for approx 1.5 miles then turn left signposted for Rosedale Cottage. The property is on the far left.

**Local Authority:** Herefordshire Council.

**Services:** Mains water and electricity.  
 Private drainage. Oil fired central heating.

**Council Tax:** Band B

**Wayleaves, easements and rights of way:**  
 The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated August 2023. Photographs dated August 2023. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX