



MARK WIGGIN
ESTATE AGENTS

Balfours
PROPERTY PROFESSIONALS



Upper Rosedale
Pudleston, Herefordshire, HR6 0RF



A substantial four bedroom property set in an elevated & peaceful position in a parkland estate setting with wonderful views.

◆
Leysters 2 miles, Tenbury Wells 5 miles, Leominster 7 miles, Ludlow 11 miles, Hereford 19 miles
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Entrance hall | Kitchen/breakfast room | Pantry | Utility room | Dining room | Sitting room | Study | Principal bedroom with dressing room and en-suite bathroom | Three further double bedrooms | Family bathroom | Shower room | Attic storage | Double garage | Gardens | About 0.63 of an acre | EPC: E

The Property

Upper Rosedale is a spacious property, in approximately 0.63 of an acre of land, with stunning countryside views and surrounded by neighbouring fields.

On the ground floor, the accommodation comprises boot room / utility / WC, kitchen / breakfast room, pantry, dining room, sitting room with log burner, study and two bedrooms both with en-suite facilities.

On the first floor, there are two bedrooms, a separate shower room and a separate bathroom, there is also an additional walk-in storage room

Outside

Outside, there is ample parking, a double garage with loft space storage and large mainly South facing private gardens.

The overall package is a rare opportunity set in a beautiful part of the Worcestershire, Herefordshire, Shropshire border.

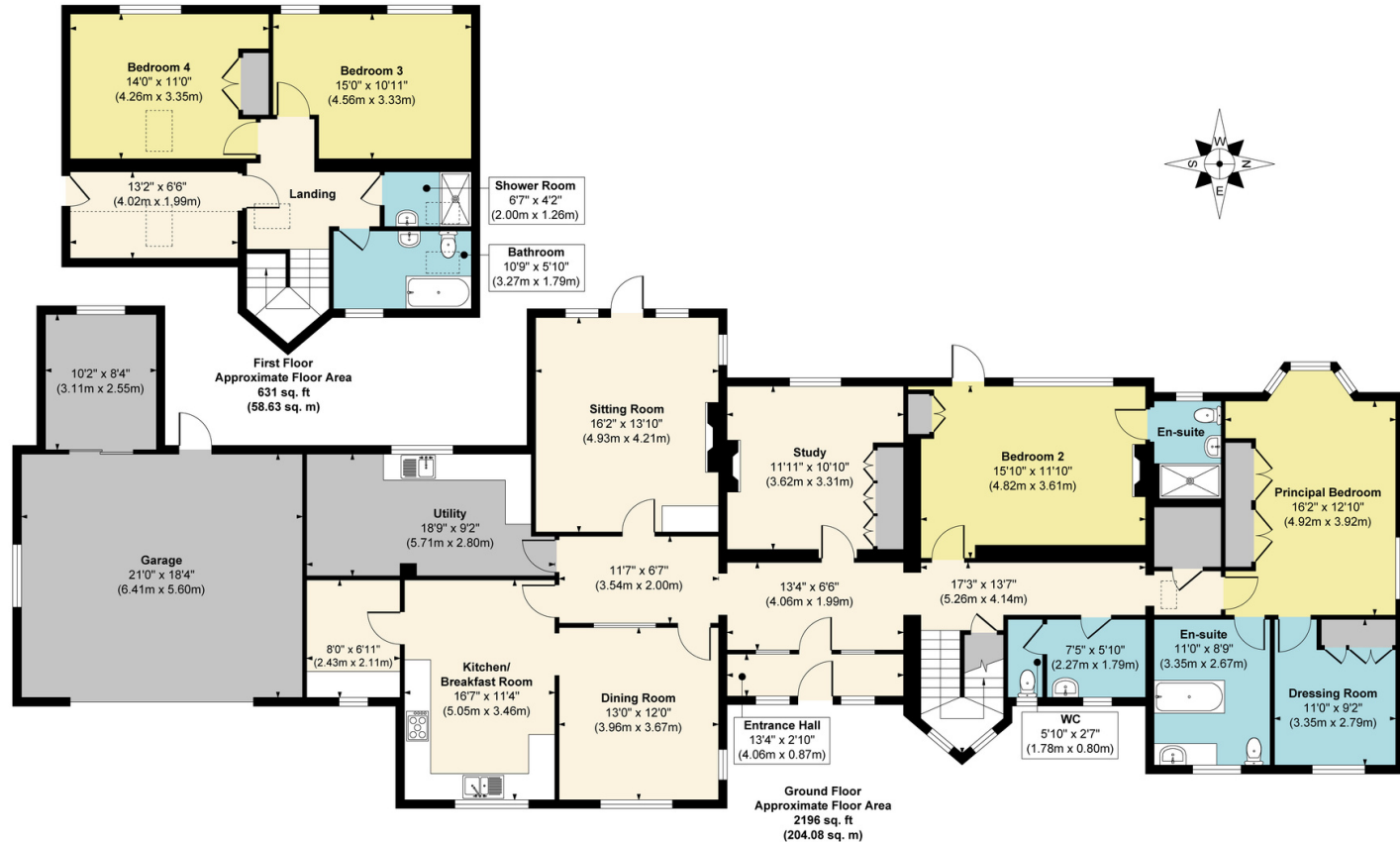
Situation

Upper Rosedale 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.



Upper Rosedale, Pudleston, Leominster, HR6 0RF



Approx. Gross Internal Floor Area
Main House = 2827 sq. ft / 262.71 sq. m
Garage = 389 sq. ft / 36.23 sq. m
Outbuilding = 85 sq. ft / 7.93 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 take the 1st left up a farm drive where the property can be found on the right-hand side.

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Local Authority: Herefordshire Council.

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

Council Tax: Band E

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.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents or Balfours.

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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 May 2023. Photographs dated May 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