



# Lower Eggleton, Ledbury, HR8 2UL

Guide Price £550,000

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Zillian is a deceptively spacious property offering an appealing mix of original character rooms and larger modern rooms. The original part of the property dates back to circa 1750 and is constructed of a timber frame with rendered brick infills, under a clay tiled roof, with twin dormer windows and a stone and brick chimney. The rest of the property is comprised of two modern extensions, one to the right and the other to rear of the original cottage. These are constructed of brick cavity walls under clay tiled roofs with the rear extension featuring twin dormer windows. The property has recently undergone an extensive refurbishment, yet offers scope for an in-going buyer to put their own stamp on it.

The accommodation is arranged over two floors, with the ground floor comprising a large kitchen-diner (former garage), triple aspect sitting room with fireplace, dining room with exposed beams and inglenook fireplace, study, large utility room (former kitchen), secondary kitchen, boot room, and cloakroom. Upstairs, there is a large master bedroom with dressing room and ensuite shower room, three further bedrooms and a family bathroom.

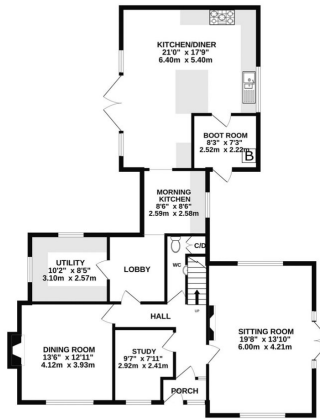
Located in a rural area with excellent connectivity, Zillian is just a mile away from a petrol station with a convenience store, situated at the crossroads of main Hereford/Worcester and Leominster/Gloucester roads. The property is equidistant to Hereford, Leominster, and Ledbury, all of which are just 10 miles away. Worcester and the M5 are a mere 18 miles away, making it easy to travel to nearby areas. The Hop Pocket Shopping Village is only three miles away. It offers a variety of options, including a restaurant, garden centre, antiques, and a Farm Shop that offers locally sourced meat and produce.

## PRACTICALITIES

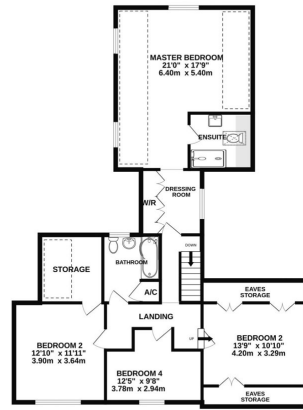
Herefordshire Council Tax Band 'F'  
Mains Electricity & Water  
Private Drainage – Septic Tank  
Oil-fired Central Heating & Hot Water.  
Double Glazing Throughout



GROUND FLOOR  
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA: 2398 sq.ft. (222.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan shows approximate positions only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplan and any other information provided as to their own responsibility of accuracy can be given. Made with Maptek i2022

- Extended 4 Bedroom House
- Large Garden
- Large Private Driveway
- Countryside Views
- Outbuildings
- Ensuite
- Log Cabin
- Good Communications Links

