

# THE LAUNDRY COTTAGE WOOLHOPE HEREFORD HR1 4QP

*Pughs*

ESTATE AGENTS & VALUERS

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- Character cottage
- Village Location
- Three Bedrooms
- Large kitchen with AGA
- Lovely cottage gardens
- Energy Rating 'E'

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# Energy Performance Certificate

## The Laundry, Woolhope, HEREFORD, HR1 4QP

<b>Dwelling type:</b>	End-terrace house	<b>Reference number:</b>	8293-7422-5679-9538-2902
<b>Date of assessment:</b>	08 December 2017	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	12 December 2017	<b>Total floor area:</b>	97 m <sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

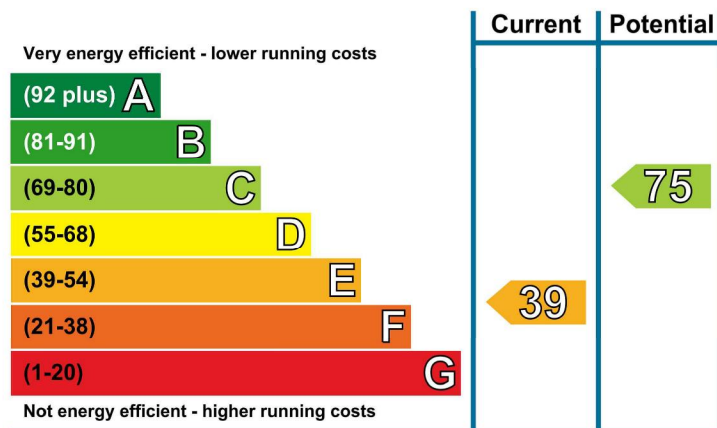
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,186</b>
<b>Over 3 years you could save</b>	<b>£ 3,165</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 207 over 3 years	
Heating	£ 5,145 over 3 years	£ 2,508 over 3 years	
Hot Water	£ 708 over 3 years	£ 306 over 3 years	
<b>Totals</b>	<b>£ 6,186</b>	<b>£ 3,021</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,050	
2 Internal or external wall insulation	£4,000 - £14,000	£ 510	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 300	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

# The Laundry Cottage, Woolhope, Hereford, HR1 4QP

The Laundry Cottage is a well maintained and spacious three bedroom end terrace character cottage located in a central village location within Woolhope. There is a good amount of outside space as well as country views from the property. Woolhope is ideally situated for commuting to Ledbury, Ross, Hereford and beyond.

## ENTRANCE

Partly Enclosed timber and brick Entrance Porch with terracotta tiled floor

## LOUNGE 4.2M X 6.2M (13'9" X 20'4")

Raised fireplace with woodburning stove and tiled hearth

## KITCHEN/BREAKFAST ROOM 4.4M X 4.5M (14'5" X 14'9")

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, plate-rack, space and plumbing for appliances, understairs store cupboard, built-in drinks cupboard, bread oven and an electric three-oven AGA

## CONSERVATORY 3.5M X 4.8M MAXIMUM (11'6" X 15'9" MAXIMUM)

French and single external doors, electric heater

## CLOAKROOM

White suite comprising Belfast sink, WC, electric heated towel rail, storage cupboard,

## FIRST FLOOR

### LANDING

Storage cupboard, Velux window, electric storage heater and access to roof space.

### BEDROOM 4.4M X 3.4M (14'5" X 11'2")

Range of built-in wardrobes, feature period fireplace, electric panel heater

### BEDROOM 4.5M X 2.9M (14'9" X 9'6")

Exposed timbering, built-in wardrobe, electric storage heater

### BEDROOM 2.4M X 1.9M (7'10" X 6'3")

Built-in wardrobes, fitted desktop, wall mounted panel heater.

## BATHROOM

White suite comprising bath, wash hand basin, WC, separate tiled shower cubicle, electric heated towel rail, electric storage heater and built-in Airing Cupboard

## OUTSIDE

The property is approached via stone steps with a stone boundary wall and gate to the attractive cottage-style front garden, lawned and having flowerbeds, a range of ornamental shrubs and path to a paved seating area. There is side access via a gate to the rear garden which is enclosed and mainly lawned with a variety of ornamental shrubs and trees and there is a lovely view of St George's Church. Cedar wood greenhouse with adjoining garden shed.

## COUNCIL TAX

Band D. Rates payable £1690.45 (2017/2018)  
(Herefordshire Council 01432 260000)

## SERVICES

We understand from the vendors that mains water, drainage, electricity are connected to the property. Telephone subject to BT regulations.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122  
Out of office hours 07836 320330 James Pugh

## AGENTS NOTES

The original black and white, half-timbered cottage has been extended, superbly renovated and attractively decorated having electric heating, solar water and solar/PV supply, double-glazing, a woodburning stove and electric AGA.

## MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.



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# LOCATION MAP



# FLOOR PLAN



Total area: approx. 118.3 sq. metres (1273.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		49
(21-38) <b>F</b>		
(1-20) <b>G</b>	21	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

From Hereford proceed initially on the A438 towards Ledbury, just past the Fire Station turn right onto the B4224 towards Fownhope. Continue through the village of Hampton Bishop and into Mordiford. Turn left just past The Moon Inn, signposted Woolhope and Haugh Wood. Continue past the tennis club and at the T-junction turn left, the property will be located on the left-hand side after about 50 yards.



For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

