



Pitts Cottage

Mathon, Malvern, Herefordshire, WR13 5NX



COUNTRY & CLASSIC

PITTS COTTAGE

Attractive Three Bedroom Detached Cottage with Period Features Throughout. Large Established Garden, Studio and Carport. Two Reception Rooms, Two Bathrooms, Situated in a Popular Rural Village Close to Malvern and Ledbury.

Offers in Excess of £400,000

THE PROPERTY

- Large Reception Room with Original Oak Panelled Open Partition, Fireplace and Original Oak Front Door to Brick and Glazed Entrance Porch
- Sitting Room with Woodburner and French Doors to Walled Terrace.
- Kitchen with Large Feature Bay Window Original Beams and Stone Wall. Fitted Units and New Range Gas Cooker
- Adjacent Utility Room with Sink and Further Fitted Units, Integrated Fridge/Freezer and Space for Washing Machine.
- Main Bedroom with Ensuite Bathroom and Dressing Area
- Second Double Bedroom
- Third Bedroom with Attractive Original Panelled Wall and Adjacent Dressing Area with Extensive Fitted Cupboards
- Family Bathroom with Large Built In Cupboards

THE OUTSIDE

- Large Well Established Garden with Trees and Shrubs and Original Well & Pump
- Private Gated Driveway with Parking for Several Cars
- Large Carport
- Studio Building with Light and Power

THE SITUATION

- Quiet Village Location with Fields Around
- Within the Popular Village of Mathon
- Malvern 4 Miles, Ledbury 8 Miles
- Hereford 18 Miles, Worcester 12 Miles
- M50 Junction 2 – 12 Miles



PRACTICALITIES

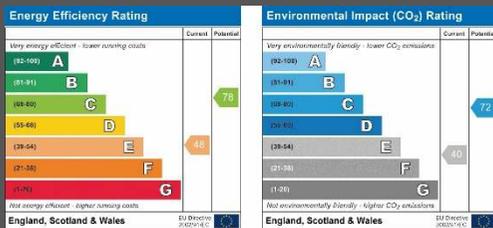
- Council Tax Band F– Herefordshire Council
- Mains Electricity & Water
- Mains Gas Central Heating
- Private Drainage
- Broadband is Available at the Property

DIRECTIONS

WR13 5NX Sat Nav is accurate. From Ledbury take the B4214 north towards Bromyard. After approx.3 miles bear right on the B4220 towards Bosbury and Worcester. Continue for approx 4 miles passing through Bosbury. Just before the village of Cradley take the small turning right to Mathon. Follow this road for approx ¾ mile. At the T junction turn right into the village of Mathon, pass the church and the Cliffe Arms on your left, cross the bridge and the property will be found after approx 300 yds on the left hand side

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

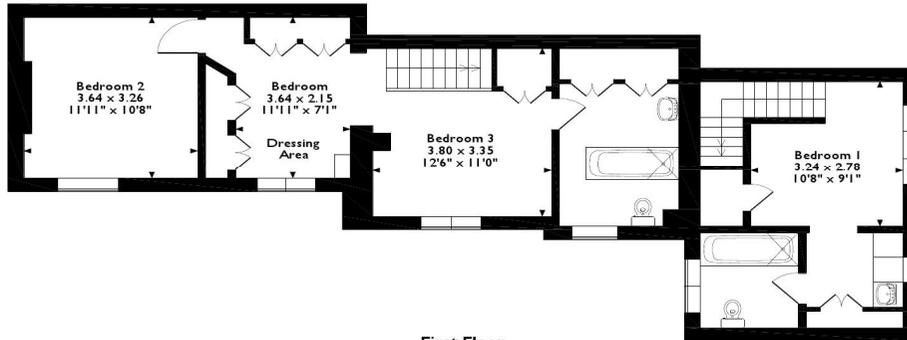
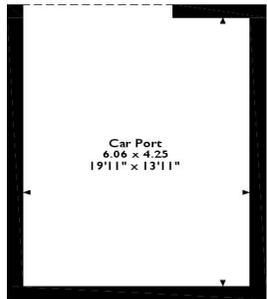



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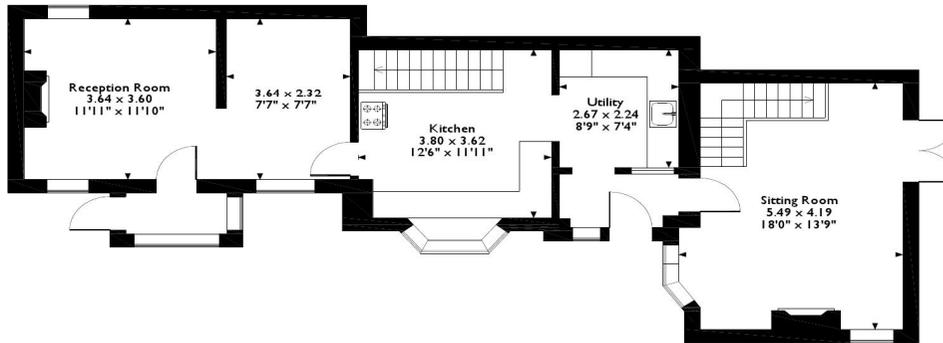
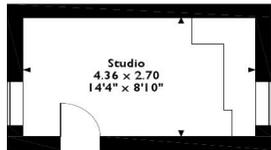
Tel: 01531 888388 or 07879 630396
 Email: enquiries@countryandclassic.co.uk



Pitts Cottage, Mathon
 Approximate Gross Internal Area
 Main House = 139 Sq M/1504 Sq Ft
 Outbuilding = 12 Sq M/127 Sq Ft



First Floor



Ground Floor

Outbuilding

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

