



Goshen Cottage

Ashperton Road, Ashperton, Ledbury, Herefordshire



BNP PARIBAS GROUP 

A detached timber-framed house with garden gym in a beautiful rural village setting

An impressive four-bedroom family home featuring exposed wall and ceiling beams, a striking stone-built fireplace, neutral décor, and a wealth of exposed wooden flooring throughout—creating an elegant, cohesive, and practical space for both living and entertaining. The property is located in a sought-after village, conveniently close to local town centre amenities



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



PRIVATE PARKING



GARDEN



FREEHOLD



VILLAGE



2,051 SQ FT



**GUIDE PRICE
£635,000**



The property

Goshen Cottage is an attractive timber-framed family home with a black-and-cream timbered and part-weatherboarded façade, offering more than 2,000 sq ft of flexible accommodation arranged over two light-filled floors. The property combines modern amenities and quality fixtures and fittings with features including exposed wall and ceiling beams, a stone-built feature fireplace, neutral décor and a wealth of exposed wooden flooring throughout. Configured to provide an elegant, cohesive and practical living and entertaining space maximising the picturesque views from the first floor, the ground floor accommodation flows from a welcoming reception hall with useful storage. It includes a spacious dual-aspect sitting room featuring a striking stone-built fireplace with a wood-burning stove and French doors opening onto the rear terrace. An interconnecting rear-aspect family room leads into a generous kitchen which has flagstone flooring, a range of wall and base units, complementary worktops and splashbacks, a double Belfast sink, modern integrated appliances, and ample space for a large dining table. French doors open to the rear

terrace, while a neighbouring fitted utility room offers quarry-tiled flooring, a second double Belfast sink, a convenient cloakroom, and doors providing access to both the front and rear of the property. Stairs rise from the reception hall to a vaulted first floor landing, giving access to a generously-proportioned vaulted dual aspect principal bedroom with an inter-connecting dressing room with en suite bathroom with freestanding rolltop bath and separate shower. Three further part-vaulted double bedrooms and a modern part wood-lined family bathroom with bath and separate shower cubicle, complete the facilities.

Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached through double wrought iron five bar gates over a gravelled forecourt providing private parking and giving access to a detached weatherboarded and vaulted garden gym with bi-fold doors to the forecourt (with potential to convert into annexe accommodation, subject to the necessary consents). The garden surrounding the property on three sides is laid mainly to level lawn and



to the rear features a vegetable garden with greenhouse and raised beds, a paved terrace and a separate paved seating/dining area, the whole ideal for entertaining and al fresco dining and enjoying stunning views over surrounding countryside.

Location

The sought-after rural village of Ashperton provides local amenities including a church, village hall and primary school. The historic market town of Ledbury, offers a range of facilities and amenities to include independent shops, a community hospital, theatre, museum, pubs, coaching inns and primary and secondary schooling. More extensive amenities can be found in the larger centres of Hereford, Malvern, Ross-on-Wye, Worcester and Gloucester. Communications links are excellent: the A449 links to the M50 to the south of Ledbury, in turn linking to the M5 and motorway network, buses from Ledbury connect to Hereford, Ross-on-Wye and Worcester and Ledbury station (5.3 miles) provides regular services to major regional centres including Hereford, Worcester, Birmingham and Oxford and to London Paddington.



Distances

- A449 (Wolverhampton-Stafford road) 4.6 miles
- Ledbury 6.2 miles
- Hereford 11.7 miles
- Malvern 13.0 miles
- Ross-on-Wye 14.1 miles
- Worcester 19.1 miles
- Gloucester 22.1 miles
- Birmingham 50.3 miles

Nearby Stations

- Ledbury
- Colwall

Key Locations

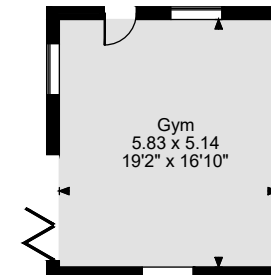
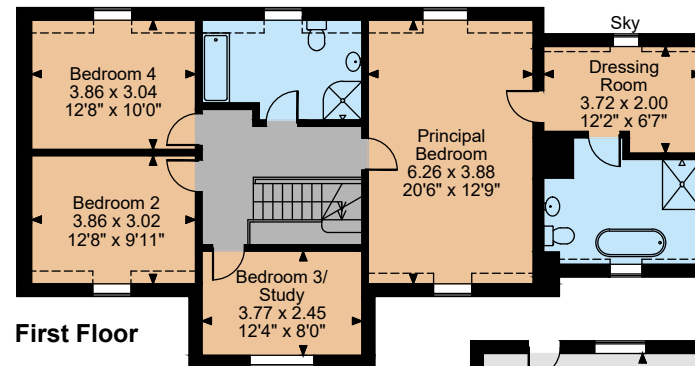
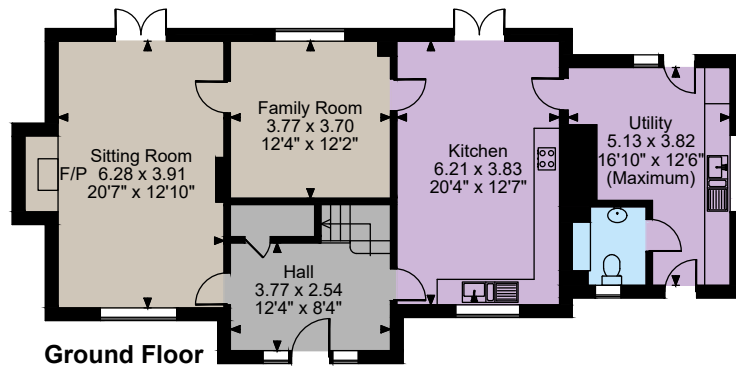
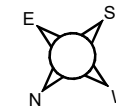
- Eastnor Castle
- Ledbury Heritage Centre
- Hampton Court Castle
- Hereford Museum and Art Gallery
- Goodrich Castle

- Kilpeck Castle
- Clifford Castle
- Croft Castle and Parkland
- Longtown Castle
- Wigmore Castle

Nearby Schools

- Ashperton Primary School
- Bosbury CofE Primary School
- The Elms
- The Downs Malvern
- Abbey College
- Hereford Cathedral School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8639725/KRA

Floorplans

Main House internal area 2,051 sq ft (191 sq m)

Gym internal area 323 sq ft (30 sq m)

For identification purposes only.

Directions

Post Code HR8 2RY

what3words: ///cookies.intensely.realm

General

Local Authority: Herefordshire Council

Services: Mains electric and water. Private drainage that we understand complies with current regulations. Heating by a Mitsubishi Air Source Heat Pump and under floor heating to the ground floor.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: TBC

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

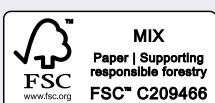
Herefordshire & Worcestershire

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

01432 598160

herefordshire@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

