



SAMUEL WOOD

Raddle Bank Cottage Raddle, Leysters, Tenbury Wells, WR15 8TL

Offers In The Region Of £675,000



Raddle Bank Cottage Raddle

Leysters, Tenbury Wells, WR15 8TL



- Breathtaking Views
- Gardens & Paddock Extend to Roughly 1.6 Acres
- 3 Reception Rooms
- Lots of Character
- Double Garage
- 3 Double Bedrooms

This cottage is a truly special country home, offering an exceptional blend of character, space, and breathtaking rural surroundings. Set within a large garden with a separate paddock, this is a rare opportunity for those seeking a lifestyle property in a stunning countryside setting. Despite its idyllic setting, Raddle Bank Cottage remains conveniently located, with the market towns of Tenbury Wells and Leominster just a short drive away, providing a good range of amenities.

The front door opens into a welcoming reception hallway, on the right, a delightful dining room features beautiful exposed beams, from here is a cosy sitting room, centred around a striking stone fireplace incorporating a traditional bread oven and fitted with a Clearview stove, adding both character and comfort.

The kitchen is the heart of the home a superb family space designed for modern living. This large kitchen diner is fitted with an oil-fired Rayburn, offering both practicality and rustic charm, and provides ample space for family gatherings. A conveniently located WC sits just off the kitchen. In addition, there is a separate living room, complete with sliding doors opening directly onto the garden, allowing you to fully appreciate the magnificent views across Cleve Hill and the surrounding countryside. This room also benefits from a second impressive stone fireplace with a Clearview stove.

Upstairs, the property continues to impress with three generously proportioned double bedrooms and two well-appointed bathrooms, offering comfortable accommodation for family and guests alike.

Externally, the property is equally appealing. A wraparound driveway provides ample parking and leads to a substantial double garage, complete with light, power, and a working inspection pit—ideal for car enthusiasts or those requiring workshop space. The gardens are predominantly laid to lawn and are beautifully stocked with a variety of fruit trees, along with a useful range of outbuildings and sheds.

Beyond the main garden lies a separate paddock, offering excellent potential for equestrian use or smallholding purposes. Whether you are looking to keep horses, rare breed livestock, or simply enjoy extensive outdoor space, this property caters to a wide range of lifestyle needs.







Directions

What3words [///confident.org.uk/waddle](https://www.confident.org.uk/waddle)

Services: We understand that the property has oil fired heating, mains electric, mains water and private drainage.

Broadband Speed: 15 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is freehold

Local Authority: Herefordshire Council 01432 260000

Council Tax Band: E

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





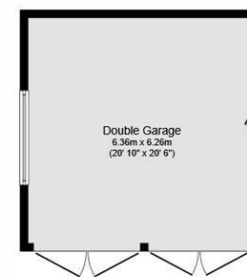
Floor Plans



Ground Floor
Floor area 84.3 sq.m. (907 sq.ft.)



First Floor
Floor area 81.4 sq.m. (876 sq.ft.)



Garage
Floor area 39.6 sq.m. (427 sq.ft.)

Total floor area: 205.3 sq.m. (2,210 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk