

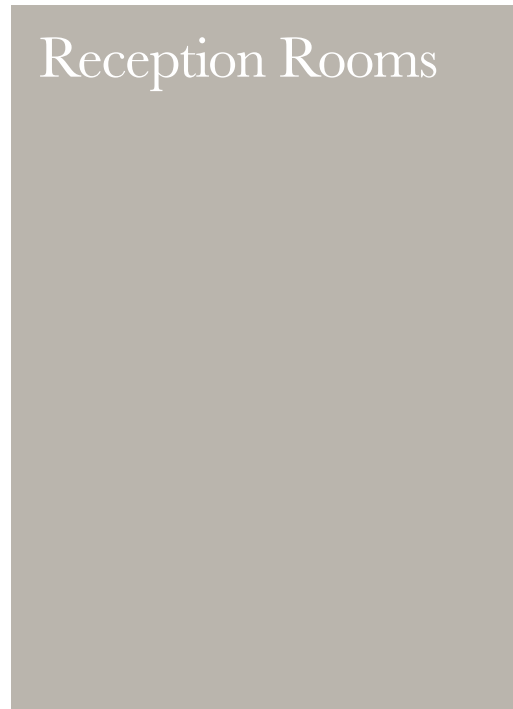


ELEGANT
Late Georgian
Townhouse
Ledbury
Herefordshire





ENTRANCE HALL



Reception Rooms



DRAWING ROOM

KITCHEN



Kitchen & Dining





Master
First Floor Suite





MASTER SUITE BEDROOM 1



Master Suite
Bathroom





MASTER ENSUITE BATHROOM

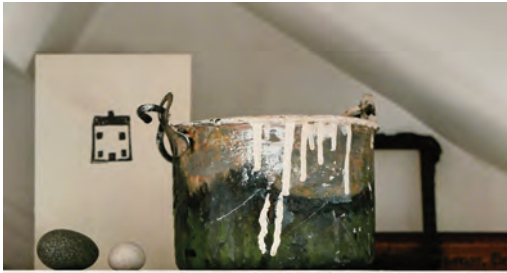


Bedroom 2

Bedroom 3







Third Floor
Galleried Landing
& Office/Studio



OFFICE / STUDIO



Garden Room





Courtyard Garden
& Outdoor Entertaining Space



COURTYARD GARDEN





An Introduction To The Property

This elegant four storey late Georgian Grade II Listed townhouse is set in a prominent position along a most desirable residential terrace of Georgian and period properties, located in one of Ledbury's most sought after conservation areas. The immaculate and beautifully presented property benefits from both its historical market town location and the convenience of modern day living, with excellent communication, road and mainline rail links, providing easy access to the commercial centres of Cheltenham, Worcester and Birmingham; combined with the beauty of being so close to the open Herefordshire countryside and the Malvern Hills.

This property has been stylishly and meticulously restored by its present owners to an exceptional standard, seamlessly balancing many fine original architectural features with superb contemporary design detailing and use of high quality fixtures, fittings and materials throughout. Large sash windows and classic high ceilings ensure lots of natural light to all the principal rooms and the property benefits from beautiful elevated views of Ledbury Park to the front and towards Marcle Ridge at the rear.

The property is situated within a short walk of Ledbury town centre, which offers a range of independent shops, cafes, restaurants and facilities. The property is also a short distance from Eastnor Castle which lies at the foot of the Malvern Hills, surrounded by a beautiful deer park, arboretum and lake. Eastnor Castle hosts a number of cultural events and concerts throughout the year and also shares a proud heritage with Land Rover Experience who have been based at the Estate for over fifty years.

Ground Floor

The property is approached via a classic Georgian portico and pediment façade with door entry intercom. The door opens into a panelled entrance hall which features Travertine stone flooring and double doors through to the inner reception hall which is open to the light-filled panelled drawing room which features a limestone fireplace surround and working fireplace, built in period shelving, architraving and cornicing and bespoke New England Shutters. A door from the inner reception hall opens into the large light-filled kitchen/dining room which overlooks the secluded courtyard garden. The kitchen/dining room features Travertine stone flooring and bespoke fitted cabinetry, Caesarstone polished quartz work surfaces, double Belfast sink, Lacanche Macon dual-fuel range cooker and integrated appliances to include; dishwasher, washing machine/dryer, wine chiller fridge and a large separate larder cabinet containing the fridge freezer, storage drawers and shelving. A door from the kitchen/dining room opens into the garden room with access to the utility/walk-in pantry with bespoke cabinetry and Belfast sink. The garden room door opens directly onto the rear courtyard garden.

Lower Ground Floor

A door from the inner reception hall leads down to lower ground floor cellarage, which offers significant additional storage space and versatility. It is currently arranged into three separate spaces which are lit, dry areas, providing a boot room, wine cellar, ample storage and a workshop space.

A turning elm and yew wood Georgian staircase leads up from the inner reception hall to the first floor landing.

First Floor

Of particular note is the impressive master bedroom suite which occupies the entire first floor of the property and is comprised of a large light-filled bedroom, original double storage cupboards, limestone fireplace surround and working fireplace and bespoke New England shutters. The master bedroom enjoys glorious views over Ledbury Park. A door leads through from the bedroom to the ensuite dressing room and WC with Travertine stone flooring and subsequently through into the impressive large main ensuite bathroom, with Travertine stone flooring, double sinks, roll top bath and bespoke walk in glass shower. New England shutters to window. The room also features two original storage cupboards.

The staircase continues up to the second floor landing.

Second Floor

The second floor features two further large-proportioned double bedrooms, each with magnificent elevated views, original built-in double storage cupboards and New England shutters. The second floor also provides a separate guest bathroom with WC, roll-top bath an overhead power shower and Travertine stone flooring.

Third Floor

The staircase then continues up to the third floor galleried landing area which features three separate rooms that comprise; a large office/studio, storage room and walk in attic space. This light-filled space also features exposed roof timbers and has been designed to maximise the impressive views to both the front, side and rear of the property. This space is used by the current owners as a home office/design studio.

Courtyard Garden

The small, beautifully landscaped and secluded rear southwest facing walled garden, forms an integral part of this outstanding property. The garden has been carefully designed to connect seamlessly with the house, whilst maximizing use of the space. It incorporates natural stone terracing, contemporary cladding, and is framed with established pleached Hornbeam trees, formal box hedging, olive trees, climbing hydrangeas and soft planting. The secluded seating and dining areas create a stylish and private seasonal outdoor entertaining space, or alternatively a place in which to sit, relax and enjoy the garden. It also has a separate storage area with outside water and lighting.

Additional Information and Services

The property is networked and connected to fast Fibre Optic Broadband and has two separate telephone lines, multiple telephone points, front door entry intercom system, digital TV points in all bedrooms and the drawing room. The property also has an energy efficient Worcester Bosch Greenstar boiler heating system with digital thermostatic zoned floor controls.

Parking: On-street parking is available directly opposite the property.

Listing: The property is Grade II Listed

Services: The property is connected to mains water, electricity and gas.

Local Authority: Herefordshire Council: Tel: 01432 260000.

Council Tax: Band E

Location

Approximate Mileages: Malvern 10 miles, Hereford 17 miles, Cheltenham 22 miles, Birmingham 60 miles.

Road Links: M50 (Jct 2) 3 miles, M5 (Jct 8) 16 miles.

Railway: Ledbury mainline station with direct trains to London Paddington, Birmingham and Hereford.

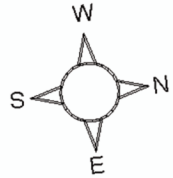
Airports: Birmingham Airport 59 miles (1 hr 17 mins), Bristol Airport 75 miles (1 hr 20 mins).

Viewing

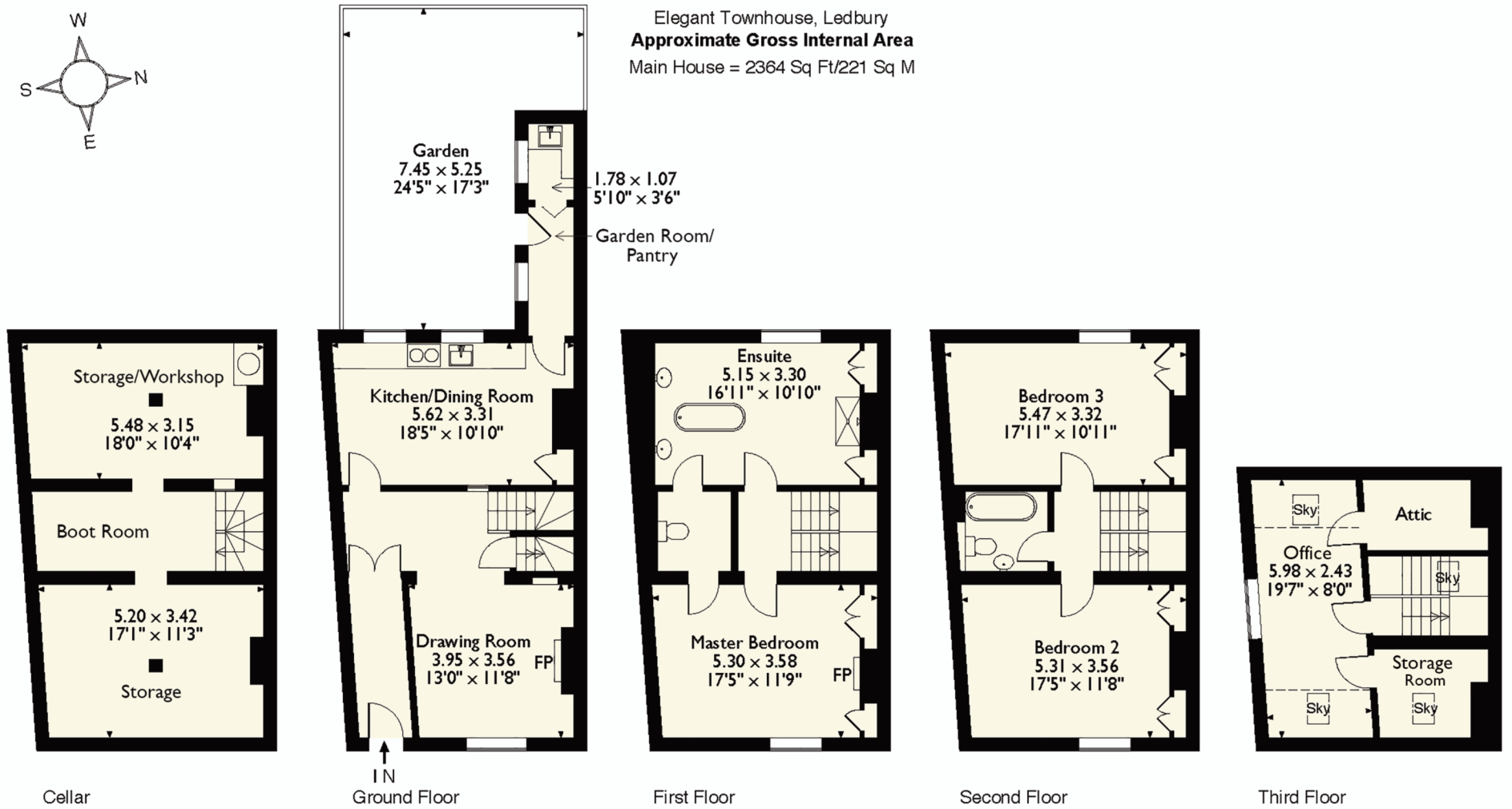
Viewings are strictly by prior appointment only.



Floor Plan



Elegant Townhouse, Ledbury
Approximate Gross Internal Area
 Main House = 2364 Sq Ft/221 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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