



Sovereigns

Donnington Farm | Donnington | Ledbury | Herefordshire | HR8 2HX

FINE & COUNTRY

SOVEREIGNS

Located down a quiet country lane, Sovereigns offers a semi-rural lifestyle, but with equal access to the amenities of local towns and villages.



This former Wagon shed, for the working farm, offers great living space with a large kitchen/breakfast room, benefiting from a utility room and pantry. There is also a spacious family room including floor to ceiling windows with countryside views, a living room featuring a log burner and bi-folding doors leading to the garden, four double bedrooms and a study. The property also boasts a low maintenance garden with a pond. At the rear of the property is a secluded gravel garden and water feature.

Accommodation Summary

Ground floor: Accommodation to the ground floor comprises of an open plan kitchen/dining area with utility room and pantry. The ground floor also benefits from a family room with countryside views allowing for airy and bright accommodation, a downstairs shower room and a great size living room featuring a log burner with bi-folding doors into the garden. There is also a staircase taking you to the study which could easily be converted into a fifth bedroom.

- Open-plan kitchen/dining area
- Large family room
- Living room
- Downstairs shower room
- Utility room and pantry













First Floor: On the first floor there are four double bedrooms, the master of which benefits from an ensuite bathroom and dressing area. There is also a family bathroom on this level.

- Main bedroom with ensuite and dressing area
- Two spacious double bedrooms
- One double bedroom
- Family bathroom













Outside: The outside of this property has a good size garden which is low maintenance and also benefits from three ponds, one large one with decking and two small wildlife ponds at the front of the property. There is parking for at least 5 vehicles and a four-car garage. There is a gravel garden at the rear with a water feature.







LOCATION

Sovereigns sits in a convenient position being only a short distance from the village of Ledbury and Donnington yet in a semi-rural location with stunning views towards the rolling countryside at the front. There is easy access to both the motorway network and extensive day-to-day shopping facilities, education and restaurants.

The Ledbury Railway Station, (just over 3 miles) to the north of Donnington reduces journey times for commuters, and has ample parking, which increases the capacity for London commuters. London Paddington is reachable in a little over two and a half hours This has a significant impact on Ledbury's accessibility to the capital and other regional locations.

If education is a priority, then Herefordshire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, notably King's prep school and senior school, allowing parents to select the right environment for their children's needs. An outstanding first school is local and Malvern College is also within easy reach.





Property Information

Utilities: Mains electricity. Water supply from DFMC (management company) well and reservoir. Oil-fired central heating. Shared drainage via a sewage treatment plant with 8 properties. Annual payment of £600 to Donnington Farm Management Company - two payments made annually for the maintenance/servicing of the treatment plant and communal areas.

Broadband: Standard broadband available in the area - please check with your supplier.

Mobile coverage: 4G/5G available in the area - please check with your supplier.

Parking: Off-road parking for 5 vehicles.

Construction: Non-standard. Originally a 3 bay cart shed, when converted to a home all the oak beam structure was maintained. The property is constructed of a brick base with block work above and is cedar clad.

Property info: DFMC the management Co maintains all communal areas - drive, car park, drainage to biodome and water supply. The property is insulated with Tyvek insulation.

Tenure

Freehold

Local Authority

Herefordshire
Council Tax Band G

Viewing Arrangements

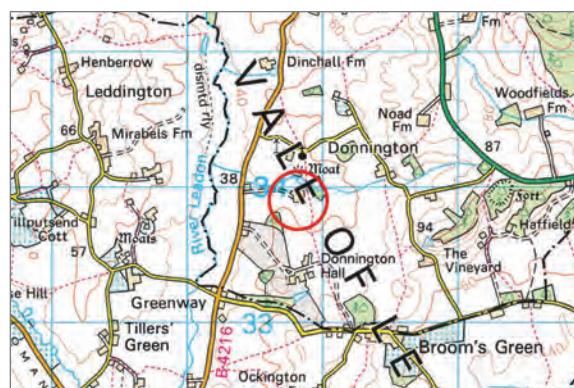
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm





GROSS INTERNAL AREA: 2093 sq ft, 194 m²
 LOW CEILINGS: 340 sq ft, 31 m²
 GARAGE: 678 sq ft, 63 m²
OVERALL TOTALS: 3111 sq ft, 288 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.05.2024







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