




The Merlins

35 Bank Crescent, HR8 1AE

Andrew Grant

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A beautiful property set on a popular road within Ledbury featuring lovely views over the surrounding countryside.

Key features

- Countryside views
- Versatile accommodation
- Immaculately presented
- Cloakroom
- Study
- Lean-to with utility area
- Ground-floor bathroom
- First-floor shower room
- Beautifully maintained landscaped gardens
- Two sheds

Freehold / 1,436 sq. ft.





This lovely home has been well-cared for and includes a reception room, a kitchen, a dining room, a study, a bathroom, two bedrooms and a lean-to featuring a utility area situated on the ground floor.

Upstairs, there are two good-sized double bedrooms and a shower room.

Outside, a real feature of this wonderful home are the landscaped gardens situated to the front and rear of the property.

Entrance

An antique pine stable door opens through to a welcoming porch, with a further door granting access to the inner hallway, where there are doors radiating off from this point to the accommodation.



Study

Situated off the hallway, to the left-hand side is a study, which could also double up as an occasional bedroom. This tastefully decorated room benefits from two large windows to the front aspect.





Reception room

To the right of the hallway, there is a pleasant reception room, which is a lovely and bright room benefiting from two large windows looking out to the front garden.

This cosy room features a log burner and is a wonderfully sociable space to warm up in during the winter months or to let in the sunshine during the summer.



Dining room

The dining room has stunning views over the rear garden and like the rest of the property has beautiful original features such as an ornate fireplace and wooden mantle.

This room also features a staircase rising to the first floor and high ceilings, which feature throughout the property.





Kitchen

Situated to the front of the property and accessed off the side lobby is the kitchen, which has wooden flooring and a good amount of worktop and cupboard space. There is a gas Range and dual-aspect windows.

From the kitchen, there is access to a useful lean-to, which is tiled and used as a utility area. There is space for a washer and dryer and doors to the front and rear gardens.





Bedroom three

The bedrooms found on the ground floor are situated to the rear of the property, with bedroom three being a good-sized double room.

The room is light and bright and features wooden flooring, ample space for wardrobes and two windows.



Bedroom four

The second ground-floor bedroom is a small double or large single room which also has wooden flooring, ample space for wardrobes and a window providing pleasant views over the rear garden.



Family bathroom and cloakroom

There is a downstairs cloakroom and a separate family bathroom featuring lovely wooden flooring, partially tiled walls, a roll-top bathtub, a WC and a washbasin.



First floor

Moving upstairs, there are further two large double bedrooms featuring wooden flooring and stunning views over the garden and countryside beyond.



Bedroom one

Bedroom one is an extremely spacious double room, with fitted wardrobes and space for a desk and office area, which could also double up as space for a dressing room. This room also has access to the eaves and dual-aspect windows to the front and rear.



Bedroom two

The second bedroom is a good-sized double room including built-in wardrobes, access to the eaves and a window to the front aspect.

Shower room

Completing the accommodation is a shower room comprising a WC, a washbasin and a shower cubicle. There is also tiling to the splashbacks and an electric towel radiator.





Garden

The front and rear gardens are incredibly private and have been well cared for and meticulously landscaped along with being carefully considered.

There is a patio ideal for entertaining, with a gently sloped lawn area leading down to a vegetable patch and sheds.



The gardens also have useful side access to both sides accessing the front and rear of the property.

There are nice countryside views at the rear of the garden. This tranquil outside space has a wonderfully private feel and is bound by panel fencing and features mature shrubbery and trees to the borders enhancing privacy.

Throughout the garden, there is an interesting array of planting and shrubbery providing colour and texture throughout the seasons.





Services

The property has mains gas, mains electricity, mains water, mains drainage and broadband.

Council tax band - E

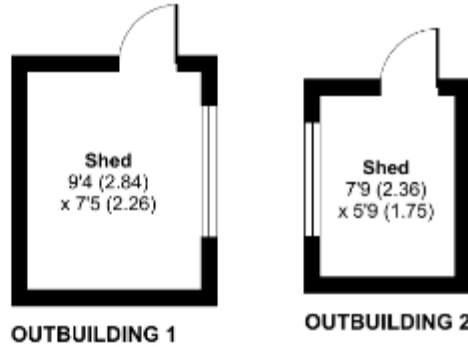
Location

The historic market town of Ledbury has an excellent range of amenities, including many independent shops and boutiques, supermarkets and some fantastic places to eat and a train station.

Good local schooling is also well-catered for within the town, which has primary and secondary schools.



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Approximate Area = 1282 sq ft / 119.1 sq m (excludes lean to)

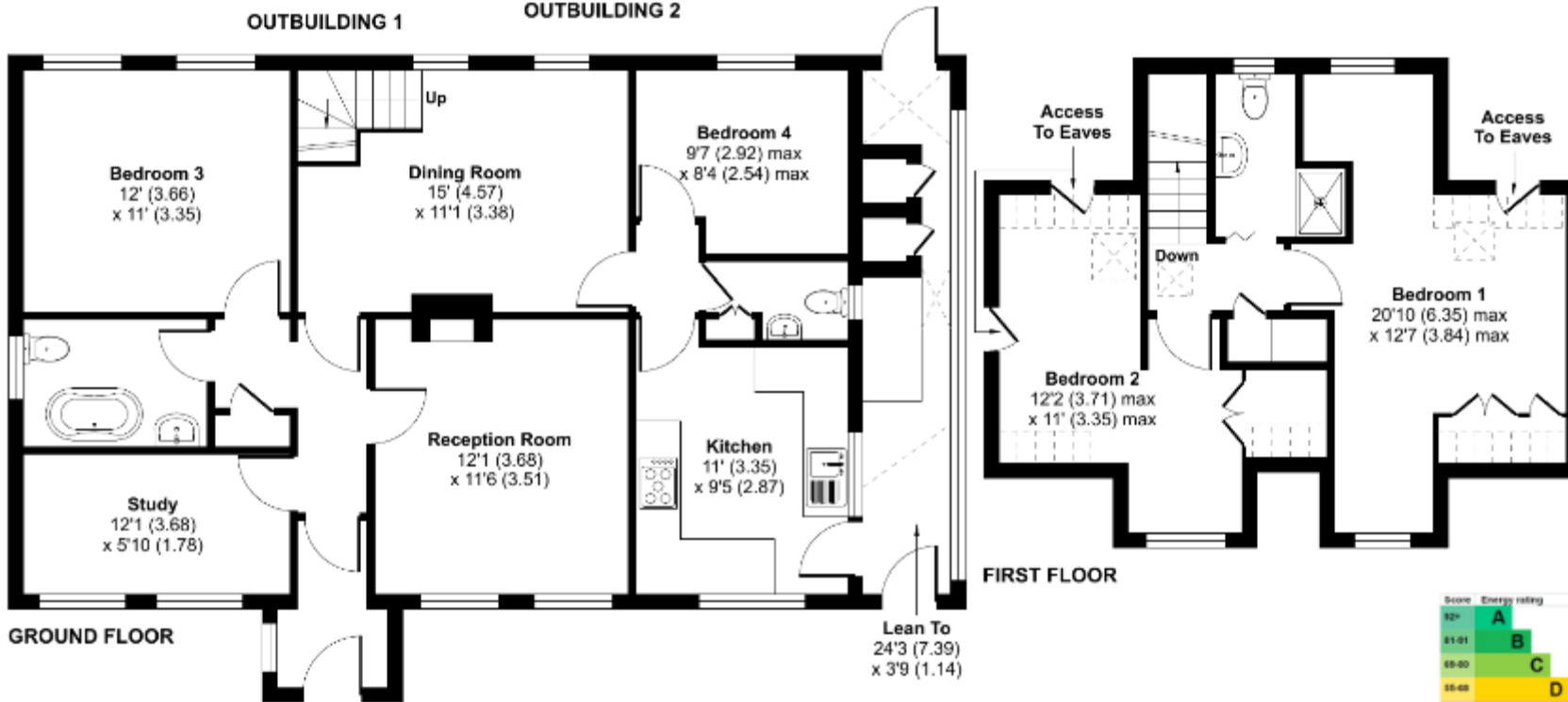
Limited Use Area(s) = 40 sq ft / 3.7 sq m

Outbuilding = 114 sq ft / 10.6 sq m

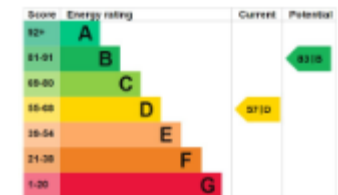
Total = 1436 sq ft / 133.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Andrew Grant. REF: 965087



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