



FRITH WOOD HOUSE
Knapp Lane, Ledbury, HR8 1JD



Frith Wood House
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Ledbury
Herefordshire
HR8 1JD



Occupying an elevated position and enjoying extensive and far-reaching views, an immaculate and beautifully presented detached house, lying on the outskirts of the ever-popular market town of Ledbury, with easy access to outside space and woodland walks.

Guide Price £785,000

Situation and Description

Lying on a hillside with spectacular views, Frith Wood House is approached by a small, shared lane and occupies a rural position backing onto Frith Wood. Although tucked away it lies only a short drive from the centre of the ever-popular market town of Ledbury. The town offers a range of excellent facilities with shops, pubs, cafes, schools, supermarkets, a railway station and much more. Malvern is also close by, and to the east the M50 motorway offers easy road links to other parts of the country.

For those who enjoy the great outdoors there are footpaths right on the doorstep, which are ideal for dog walkers and ramblers. The gardens also adjoin Frith Wood, which is a haven for wildlife with regular sightings of deer, foxes, badgers and many woodland birds.

The house itself offers very comfortable living accommodation which benefits from under floor heating throughout powered by a ground source heat pump. Most of the rooms have spectacular views, which must stretch for 30 miles or more, to the Black Mountains in the distance, on a clear day. Other benefits include double glazing, all fitted carpets, a well-appointed kitchen and plenty of living space, particularly on the ground floor. Outside the gardens are a good size and include garaging, a large patio to the side and rear and ample parking.

The house is initially approached by a path and steps that lead up to a canopy porch and front door. A reception hall then leads to the main sitting room which is very comfortable and enjoys stunning distant views over parts of the town. It includes a wood burner for colder evenings and adjoins a conservatory which offers further space to relax as well as direct access to the patio or sun terrace, again with stunning views. A separate dining room again has a lovely outlook and includes an open walkway to a large kitchen/ breakfast room ideal when entertaining. The kitchen offers plenty of working space and storage, along with fitted appliances including an induction hob, double oven, fridge and freezer, and dishwasher. The kitchen is then supported by a large and very useful utility/laundry room with triple aspect, tiled floor, cupboard space sink unit and IVT Greenline ground source boiler.

From the main reception hall, a half turn staircase leads up to a first-

floor landing with access to the roof space and window to rear. Oak doors then provide access to the main bedroom which enjoys wonderful views and includes a dressing area with fitted wardrobes and an en suite shower room. A guest suite also has an en suite shower room and wardrobe space, and two smaller bedrooms are supported by a family bathroom.

Outside

Frith Wood House is approached from a small lane which passes to the front of the property and shares access to the wood and just one other property. To one side of the house a large private parking and turning area provides space for several cars. Access can then be gained to an L-shaped detached garage/workshop with two garages both with up and over doors and power and lighting.

To the rear of the house, a large private patio leads to a small workshop and two useful garden stores and then wraps around the house to one side where an open sun terrace makes the most of the views. The main gardens are a good size and are laid to lawn interspersed with a number of fruit trees. There is exterior lighting, power and a cold tap and the gardens adjoin Frith Wood to the rear and side, which provide a haven for wildlife.

Services and Considerations

Mains water, electricity, private drainage, ground source heat pump.
Tenure freehold
Council Tax F / EPC D 68/76
Mobile Coverage 4G / Broadband TBC

Agents Note - Although the driveway that crosses the property is owned by the house it provides a right of way for one other private property and also access to Frith Wood when required. The owners leave the area open, but it could easily be fenced to provide more privacy if required.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers:

Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



Reception hall leading through to the dining room, large kitchen/breakfast room and utility



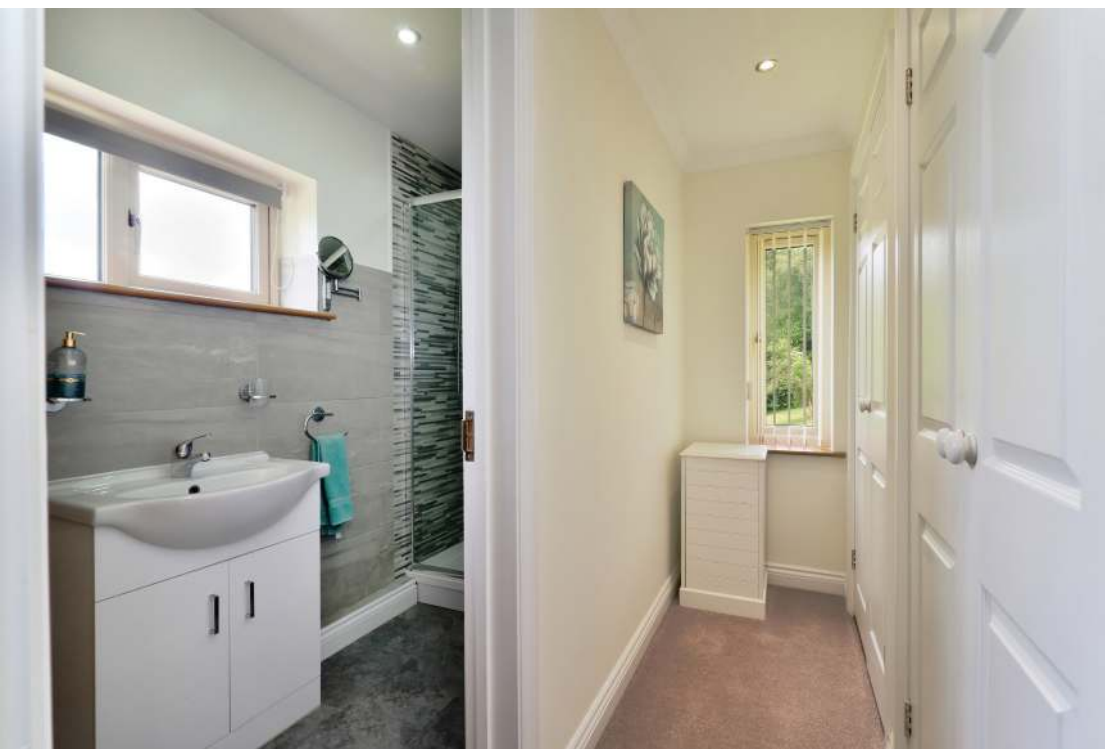


Main sitting room which adjoins to the conservatory and through to the patio/sun terrace





First floor landing leading on to guest suite and master bedroom with dressing room and ensuite



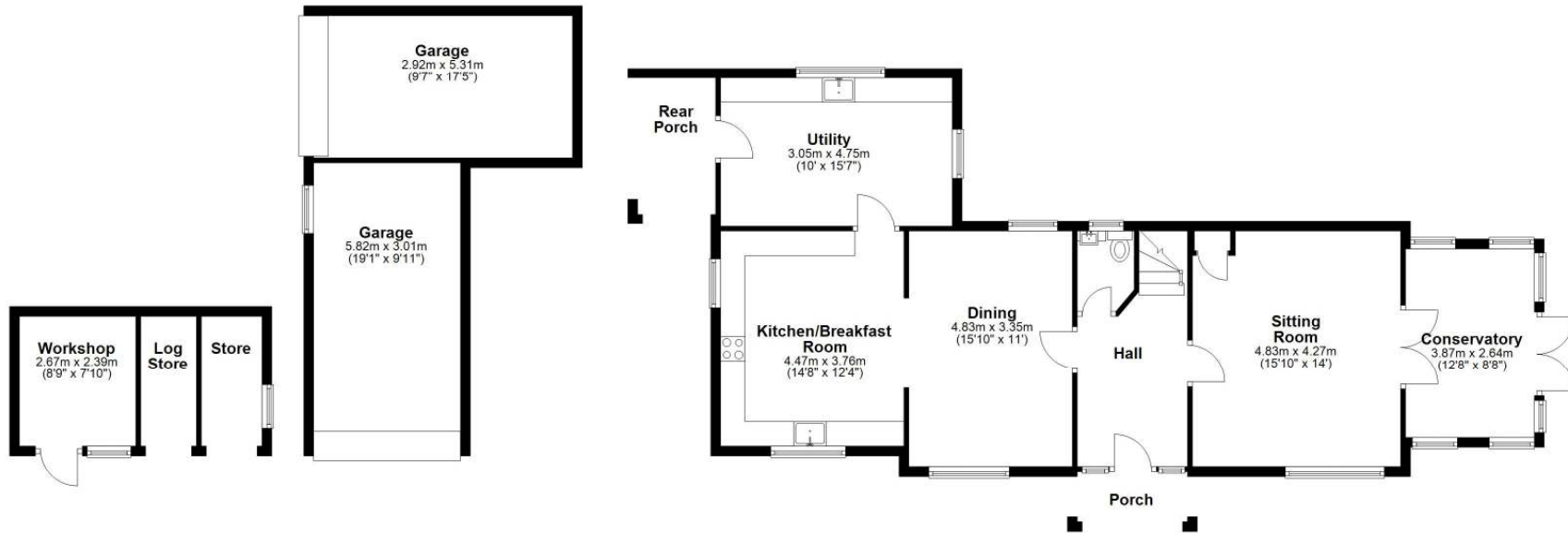


Two further bedrooms with supporting family bathroom



Frith Wood House - Ground Floor

Approx. 145.2 sq. metres (1563.4 sq. feet)

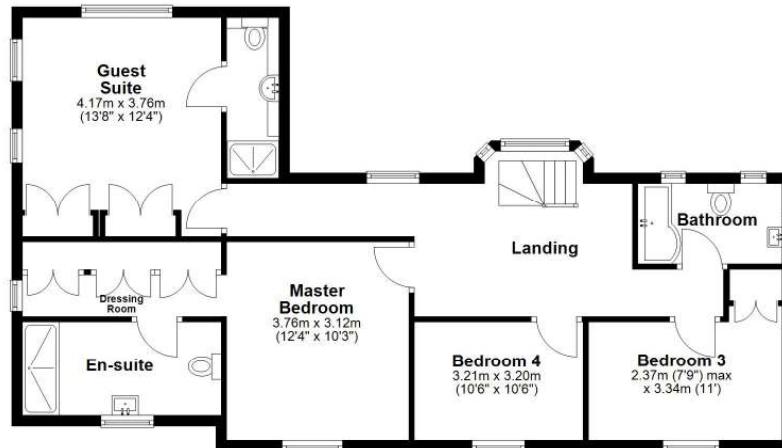


Directions

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 From the centre of Ledbury proceed along the High Street towards Hereford and Bromyard. After approximately 1/3rd of a mile, go past the petrol station on the right and take the next right hand turning into Knapp Lane. Proceed up the hill and immediately before the end of the speed restriction, turn left into an unmarked lane. Go down the hill, round the left-hand bend and continue until you reach Frith Wood House on the right-hand side.

First Floor

Approx. 81.8 sq. metres (880.8 sq. feet)



Total area: approx. 227.1 sq. metres (2444.2 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
 Plan produced using PlanUp.



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