

Leadon House Ross Road, Ledbury, HR8 2LP
Guide price £825,000



Character & Country
PROPERTY SPECIALISTS



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Council Tax Band: A Annexed accommodation. Business rate relief main building

A rare opportunity to acquire a substantial Victorian house with adjacent self contained accommodation, currently trading as a guest house/small hotel

SITUATION

The property is situated on the outskirts of the market town of Ledbury and enjoys views across the cricket pitch and surrounding countryside. The town centre is just a few minutes drive and offers a wide range of services and amenities including shops, restaurants, public houses, primary and secondary schooling, Doctors, Church, Ledbury Community Healthcare and leisure facilities. There is a main line railway station with direct links to Hereford, Worcester and Birmingham New Street and the M50/M5 motor access is approximately 4 miles to the south in turn giving access to the wider motorway networks. Hereford 16 miles, Gloucester 16 miles, Worcester 16 miles approx.

THE PROPERTY

Leadon House is a fine example of a beautifully restored and refurbished Edwardian Gentleman's residence with its origins from Victorian times. The property has many character features including impressive original fireplaces, picture and dado rails, ceilings roses, tiled floors and stained glass and has been decorated in period colours. The gardens surrounding the property have been landscaped with a pretty courtyard garden and further main gardens with many unusual flowering plants, shrubs and trees giving peaceful and attractive seating areas.

Leadon House has been operating as a successful bed and Breakfast/small hotel since the current owners took over in 2008 and has a separate self contained ground floor two bedroom Coach House perfect for self catering accommodation or as a letting unit or annexe for elderly/dependent relative. The property is also licensed to serve non resident dinner guests. The current owners are now looking at retirement and Leadon House could offer a rare lifestyle opportunity to continue and build the business with many fixtures, fittings, furniture and furnishings being available by way of separate negotiation. The property would also be suitable for a number of other income producing opportunities subject to obtaining any necessary consents or as a fine family home with the Coach House and Hay Loft capable of providing a very useful letting income or equally could be used as officing etc.

In more detail the property comprises

ENTRANCE PORCH

With ceramic tiled floor, (ramped for disabled access), door to

ENTRANCE HALL

With staircase to first floor, tiled floor, radiator. Doors to

GUEST SITTING ROOM/BAR

With feature bay window, two radiators, ornate original fireplace with tiles inset grate. Fitted bar. Door to

ORANGERY

Double glazed with low energy glass, radiator, original tiled floor.

GUEST DINING ROOM

With feature bay window, two radiators, marble fireplace with tiled inset grate. Double doors to the beautiful gardens ground

GROUND FLOOR BEDROOM

Rear facing with double aspect windows, radiator, slate fireplace with tiled inset grate. Door to

ENSUITE SHOWER ROOM

With walk in shower cubicle with Mira sport electric shower, tiled surrounds, corner wash hand basin, low level WC, extractor, heated towel rail, light and shaver point.

INNER HALL

Giving doors to further accommodation and door providing access to the

CELLAR

In two compartments with good head height, oil fired central heating boiler, space and venting for tumble drier.

PRIVATE SITTING ROOM (CURRENTLY OFFICE)

Sash window to rear elevation, radiator, airing cupboard with lagged hot water cylinder, immersion and cupboard over.

KITCHEN

Comprehensively fitted with a range of wall and base units incorporating two single drainer stainless steel sink units, separate wash hand basin, integrated gas (LGP from bottles) and electric oven with separate gas hob. Space and plumbing for dishwasher, fridge and freezer. Window to side elevation overlooking the courtyard, radiator, commercial flooring.

CLOAKROOM

WC, wash hand basin, extractor and radiator.

FIRST FLOOR LANDING

Split level landing with both access to large roof space with partial flooring and velux windows and access to the Annexe accommodation described later. Further doors to

BEDROOM ONE

Window, ceiling light, radiator, TV point, door to

ENSUITE BATHROOM

With a suite comprising low level WC, wash hand basin, panelled bath with shower over, heated towel rail, extractor, light and shaver point.

BEDROOM TWO

Window, ceiling light, radiator, TV point, views over the garden and door to

EN SUITE SHOWER ROOM

With tiled shower cubicle with electric shower, pedestal wash hand basin, low level WC, ceiling light, extractor, heated towel rail, light and shaver point.

BEDROOM THREE

Beautiful spacious and impressive room with feature fireplace with tiled inset grate, bay window overlooking the cricket club and adjacent fields, dado, two radiators.

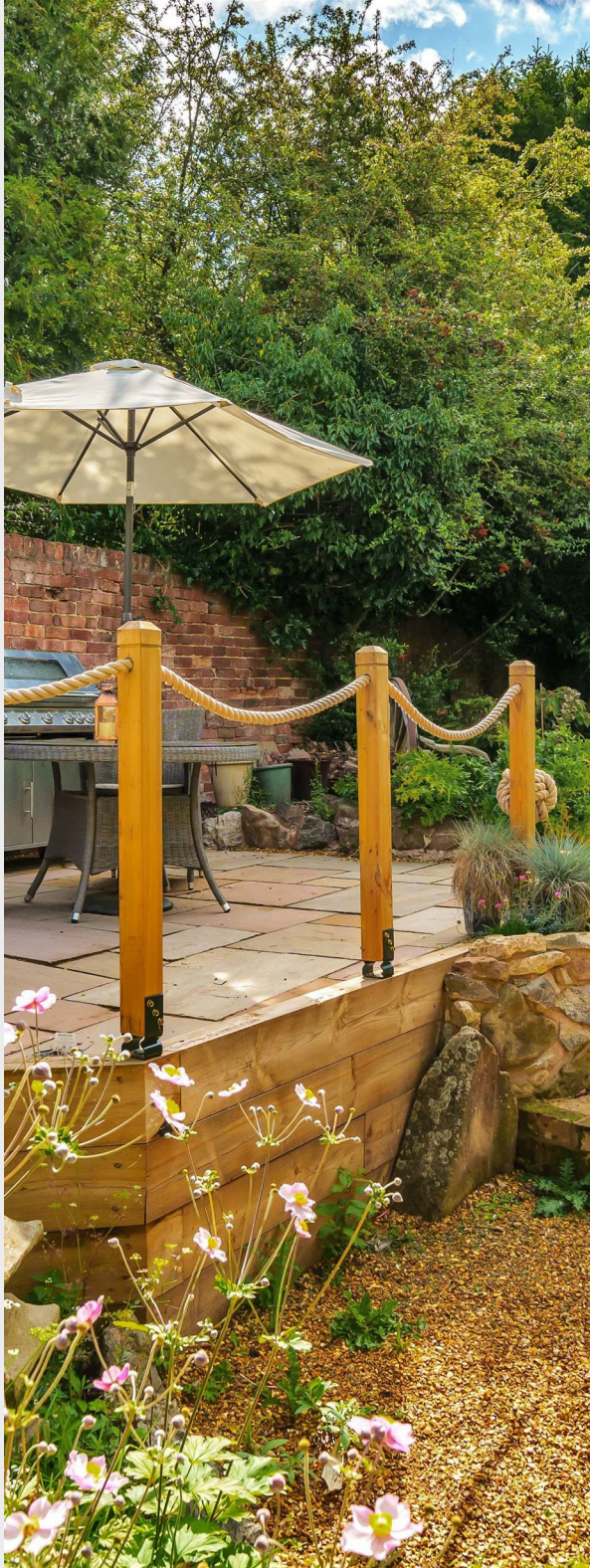
EN SUITE BATHROOM

With a suite comprising low level WC, wash hand basin, panelled bath with shower over, heated towel rail, extractor, light and shaver point.

BEDROOM FOUR

Two sash windows to front elevation, again enjoying views towards the crick club and beyond, radiator, TV point, feature fireplace with tiled inset grate. Door to





EN SUITE BATHROOM

With a suite comprising low level WC, wash hand basin, panelled bath with shower over, heated towel rail, extractor, light and shaver point.

BEDROOM FIVE

Single. Window to rear elevation, ceiling light, radiator, Tv point. Door to

EN SUITE SHOWER

With tiled shower cubicle with electric shower, corner wash hand basin, low level WC, ceiling light, extractor, heated towel rail, light and shaver point.

ANNEXE

The annexe is situated inside the main hotel building with internal and independent external access.

SITTING ROOM

Currently in use as a bedroom, with dual aspect windows, ceiling light, radiator, TV point.



KITCHEN/UTILITY ROOM

With pine work surface spaces, Belfast sink, electric cooker point, space and plumbing for washing machine, quarry tiled floor, storage cupboards and further understairs storage cupboards. Ceiling light, radiator, door to outside and stairs to first floor.

FIRST FLOOR LANDING

With steps to a further landing area giving access to main hotel accommodation.

BEDROOM

With dual aspect windows, ceiling light and radiator.

BATHROOM

With a ball and claw foot roll top bath, walk in shower, wash hand basin, low level WC, bidet, built in storage cupboard and radiator.

THE COACH HOUSE

The Coach House is situated to the rear of the main hotel with its own private independent access and comprises the ground floor of a two storey building with potential to extend further subject to obtaining any necessary consents into the adjacent boiler room. This property is currently let as fully self contained two bedroom holiday accommodation but equay could provide annexe for elderly/dependant relative. The property has oil fired central heating.

OPEN PLAN KITCHEN/DINING AREA

Comprehensively fitted with a range of wall and base units incorporating stainless steel sink unit, space for electric cooker and fridge. Tiled flooring throughout.

SITTING ROOM

Ceiling light, two radiators, TV point.

BEDROOM ONE

Ceiling light, External doors to front and rear.

BEDROOM TWO

Wall light points, built in wardrobe, half panelled walls. French doors to outside.

SHOWER ROOM

With a suite comprising shower enclosure, pedestal wash hand basin, low level WC, wall light, extractor fan, light fitment with shaver point, heated towel rail.

CLOAKROOM

Low level WC, wash hand basin, wall light, extractor fan, light and shaver point, heated towel rail and fitted cupboard.

THE HAYLOFT

Situated above the Coach House, again with oil fired central heating.

ENTRANCE HALL

To ground floor level and with access to a useful storage area. Stairs to

FIRST FLOOR LANDING

Storage cupboard and doors to

INNER LANDING

Ceiling light, built in cupboard, airing cupboard with hot water cylinder and immersion serving both the Hayloft and The Coach House. Door to

LARGE OPEN PLAN SITTING/DINING ROOM

Windows to three elevations, door to roof garden and external staircase, ceiling light, two radiators.

KITCHEN

Fitted with a range of wall and base units incorporating stainless steel single drainer sink unit, work surface spaces, space for fridge and cooker, window to side, extractor, ceiling light and radiator.

BEDROOM ONE

Range of built in wardrobes, ceiling light, radiator.

BEDROOM TWO

Ceiling light and radiator.

BEDROOM THREE

Dual aspect windows, interconnecting doors with bedroom two, ceiling light and radiator.

SHOWER ROOM

Large shower enclosure with electric shower, pedestal wash hand basin, low level WC, bidet, wall light, extractor, radiator.

CLOAKROOM

Low level WC and wash hand basin.

OUTSIDE

Leadon House is approached via a gravelled driveway leading to generous parking areas to the front, side and rear of the property where there is a car port. There is a right of access across the driveway for the neighbouring small plant nursery (private and non commercial, no residential).

The gardens form a very special feature to the property being thoughtfully designed and beautifully landscaped with defined themes and seating areas. Ornamental ponds, decked al fresco dining area, storage areas and lovely courtyard adjacent to the Coach House and Hayloft. The Hayloft also enjoys its own private roof terrace.

SERVICES

Mains electricity and water. Private drainage via Klargester system installed in 2020 with relevant environment agency consent to discharge. LPG bottles for cooking purposes.

COUNCIL TAX

Both annexed accommodation are band A and the main hotel accommodation enjoys full business rate discount. <https://www.gov.uk/apply-for-business-rate-relief/retail-discount>

AGENTS NOTE

The current owners are now semi retired and only open and actively market 3 of the rooms along with the self contained Coach House. While every endeavour will be made to ensure viewers are able to see the whole of the property, there may on occasions be guests in situ and some rooms will be unavailable to inspect.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Character & Country

PROPERTY SPECIALISTS

5 Bridge Street

Hereford

Herefordshire

HR4 9DF

01432 278278

hereford@characterandcountry.co.uk

www.characterandcountry.co.uk

- **SIX BEDROOMS TO MAIN HOUSE AND ONE BED ANNEXE**
- **THE COACH HOUSE OFFERING SELF CONTAINED TWO BED ACCOMMODATION**
- **THE HAYLOFT OFFERING SELF CONTAINED THREE BEDROOM ACCOMMODATION**
- **BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS SURROUNDING**
- **EXTENSIVE CAR PARKING AND TURNING AREA**
- **POTENTIAL AS A FAMILY HOME WITH LETTING UNIT/AIRBNB/MULTI GENERATIONAL LIVING**
- **LIFESTYLE BUSINESS OPPORTUNITY (WITH FIXTURES, FITTINGS, FURNISHINGS ETC AVAILABLE BY WAY OF SEPARATE NEGOTIATION)**