

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A RECENTLY CONSTRUCTED PROPERTY OFFERING GENEROUS WELL APPOINTED ACCOMMODATION WITH STUNNING FAR REACHING RURAL VIEWS. SOLAR PANELS & RAIN WATER HARVEST SYSTEM.**

**EPC D**

## Oakleas – Guide Price £875,000

Sollers Hope, Hereford, Herefordshire HR1 4RL

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# Oakleas

## Location & Description

Sollers Hope is a charming, dispersed village, (Hope meaning "settlement in the valley") positioned within the rural 'Golden Triangle' between the towns of Hereford, Ross-on-Wye and Ledbury. By 1242, the local Lord was Walter de Solar, hence the Sollers of the place name. The ancient stone built Church of Saint Michael nestles at the end of a country lane, adjacent to a beautiful, 16th Century timber framed farmhouse. All three aforementioned towns are within 20 minutes drive, with Ledbury boasting a railway station, and Ross the M50 motorway. Within a few minutes one can be in the well served village of Fownhope with its Primary School, Post Office/Stores, Church, Health Centre and Spa and a highly regarded Butcher!

## Property Description

Situated in a truly idyllic location with far reaching uninterrupted views across rolling farmland, Oakleas was constructed some 13 years ago. This attractive property provides exceptionally generous accommodation, which has the potential to offer further bedrooms if required. To the ground floor the breathtaking lounge has a vaulted ceiling, exposed beams and a feature fireplace. With double opening doors to three sides, this room is flooded with natural light. The open plan kitchen/dining room has windows to two elevations providing a stunning outlook across the surrounding farmland, and double doors which lead into the conservatory. From here one certainly gets the impression that you are on top of the world! Also accessed from the kitchen is a large utility area with shower room and w.c., and a pedestrian door giving direct access to the garage. All ground floor accommodation benefits from underfloor heating.

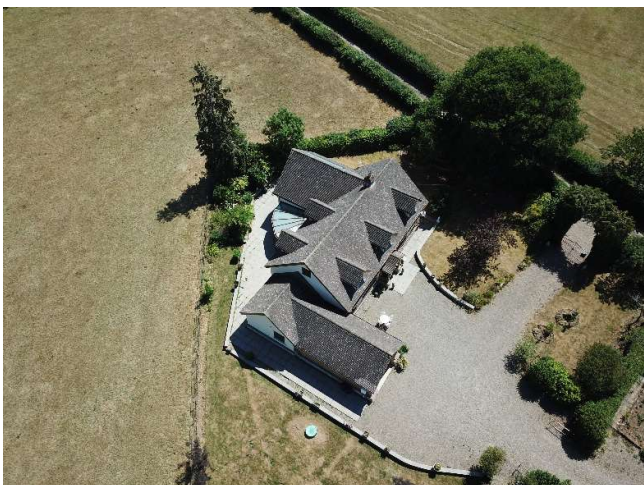
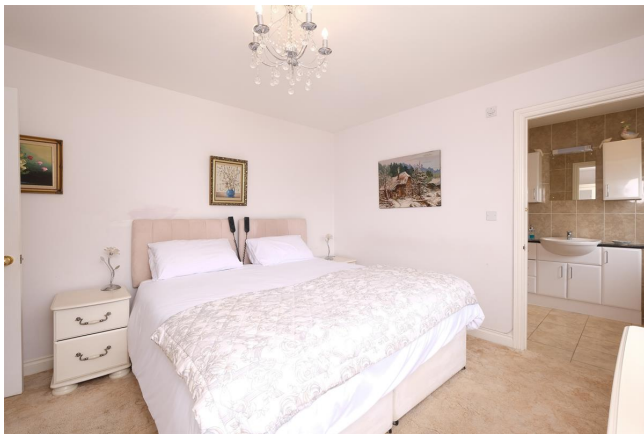
From the spacious entrance hall, a further door leads to the ground floor bedroom and en suite bathroom, whilst stairs lead to the first floor where the 22' main bedroom with vaulted ceiling offers enormous potential with a range of built in wardrobes and windows to two elevations. A further bedroom with walk in wardrobe and en suite shower room together with family bathroom and separate shower complete the main accommodation.

The gardens sit to all sides of the house with a sun terrace accessed directly from the conservatory offering a perfect place to enjoy a drink and survey the glorious rural surroundings. The driveway to the house is flanked with a variety of young trees, including a range of fruit trees. There is also a former kitchen garden, and a most useful timber shed as well as a power and water supply. There are also two vehicular entrances from the quiet country lane.

Further land may be available by negotiation.

For those looking for rural tranquility, we strongly recommend an in person viewing.





The accommodation with approximate dimensions is as follows:

#### **Entrance Hall**

Accessed via the Oak canopied porch is the spacious entrance hall with tiled flooring and stairs leading to the first floor, together with useful under stairs cupboard. Doors to

#### **Kitchen/Breakfast Room 7.36m (23ft 9in) x 5.66m (18ft 3in)**

Fitted with a range of wall and floor mounted units. Five ring Rangemaster cooker with extractor hood over. Integrated Hotpoint dishwasher. Under counter integrated fridge. Central island unit. Tiled floor. Windows to front elevation. Breakfast room with window to rear elevation and double opening doors leading to conservatory. Wooden flooring. Doors to

#### **Utility Room 4.37m (14ft 1in) x 4.21m (13ft 7in)**

With floor mounted units, sink and Worcester boiler. Door to garage. Door to rear garden.

#### **Garage 7.13m (23ft) x 4.21m (13ft 7in)**

With electric doors and rain harvest water storage system. Power and lighting.

#### **Shower Room**

Large walk in shower, hand basin and w.c. Free standing Sauna.

#### **Conservatory 4.90m (15ft 10in) x 4.57m (14ft 9in)**

Double doors opening to sun terrace and windows providing far reaching views. Tiled flooring. Doors to

#### **Living Room 8.65m (27ft 11in) x 6.20m (20ft)**

An exceptionally impressive reception room with double doors to three elevations, vaulted ceiling with exposed timbers. Feature stone fireplace with inset wood burning stove. Carpet.

#### **Ground Floor Bedroom 4.16m (13ft 5in) x 3.61m (11ft 8in)**

Window to front elevation. Carpet. Door to large en-suite bathroom with bath with shower over, vanity unit and sink. w.c. Tiled floor.

#### **Landing**

Stairs lead to landing with door to airing cupboard with Worcester hot water cylinder. Door to shelved linen cupboard.

#### **Main Bedroom 7.07m (22ft 10in) x 5.61m (18ft 1in)**

Windows to two elevations and Velux. Vaulted ceiling. Built in mirror fronted wardrobes. Carpet. Radiator.

#### **Bedroom 4.90m (15ft 10in) x 4.80m (15ft 6in)**

Windows to two elevations. Door to walk in wardrobe. Door to ensuite shower room with hand basin and w.c.

#### **Family Bath & Shower Room**

Corner bath. Separate walk in shower. Hand basin and w.c. Useful storage units. Tiled floor.

#### **Outside**

Gravelled entrance drive with a variety of young trees to either side including fruit trees. Large gravelled parking area. Kitchen garden and wooden storage shed. Lawned gardens, with sun terrace to the rear.



## Directions

Leave the roundabout at the Travellers Rest/M50 taking the A449 towards Ledbury. Prior to the traffic lights turn left onto the B4224 towards Fownhope. After passing the The Falcon House B&B look for the right hand turn on the brow of the hill!!! Carefully turn right. Follow this road, taking the second turning on the right into Lyndalls Lane and Oakleas is the second property on the left, with the metal entrance gates.



## Services

We have been advised that mains water and electricity are connected. LPG central heating. Private drainage. Solar panels. Rain water harvest system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

**Council Tax**  
COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

**EPC**  
The EPC rating for this property is D



Total area: approx. 297.4 sq. metres (3200.9 sq. feet)

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981  
**Ross-on-wye Office**  
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**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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