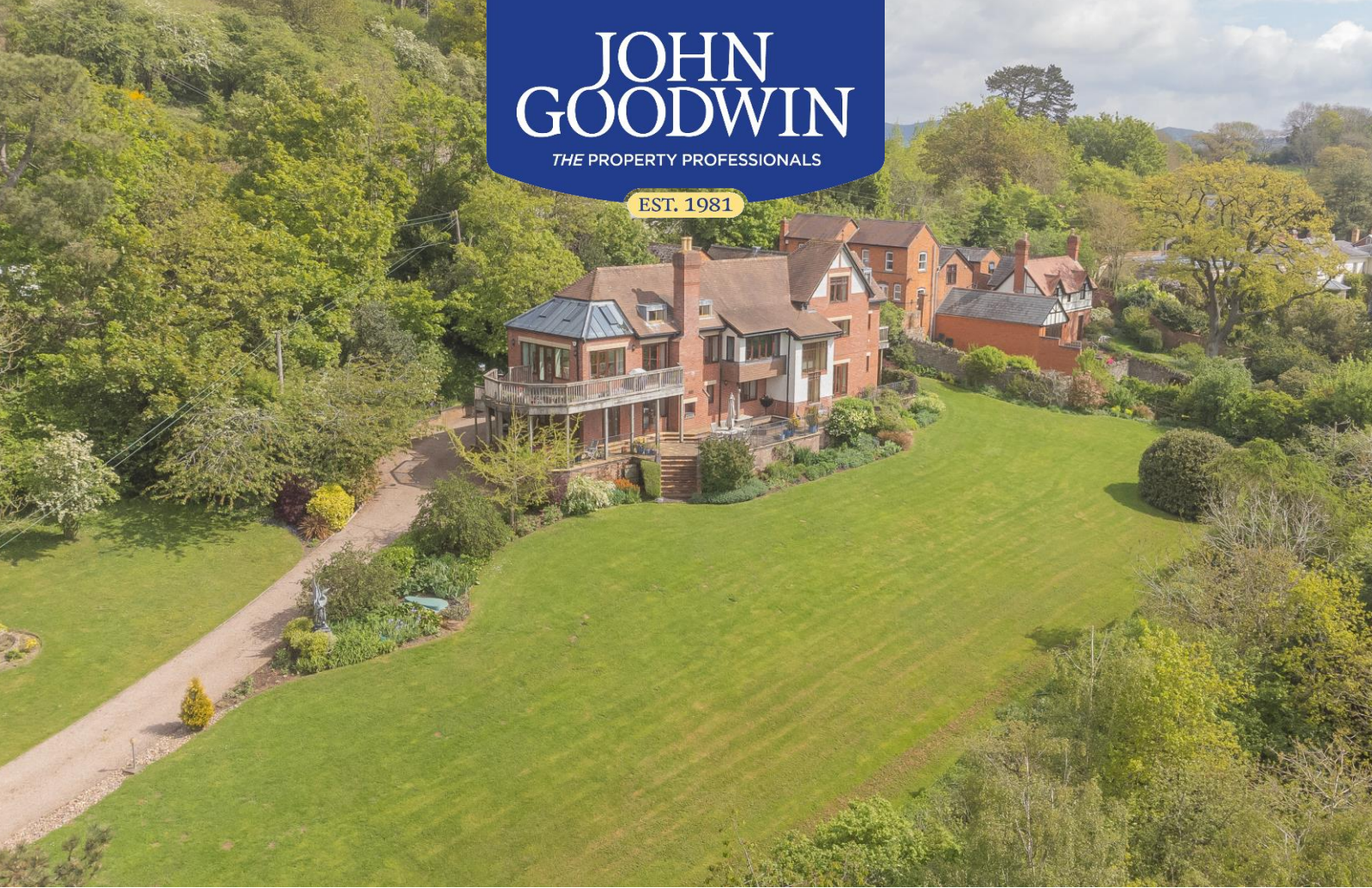


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A RARE OPPORTUNITY TO PURCHASE A UNIQUE FIVE BEDROOMED PROPERTY SITUATED IN AN ELEVATED POSITION ON THE OUTSKIRTS OF LEDBURY AFFORDING MAGNIFICENT FAR REACHING VIEWS ACROSS FRITH WOOD TOWARD LEDBURY AND OPEN COUNTRYSIDE BEYOND WITH A SEPARATE ONE BEDROOMED ANNEXE, DRIVEWAY PARKING, DETACHED DOUBLE GARAGE AND MANICURED GROUNDS EXTENDING TO 1.45 ACRES.**

EPC C.

## Phoenix House – Guide Price £1,250,000

Westhill, Ledbury, Herefordshire, HR8 1JF

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# Phoenix House

## Location & Description

Phoenix House is located in Westhill approximately 1 mile of Ledbury town centre. Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

## Property Description

Phoenix House is a unique architect design timber frame property constructed in 1999 for the current owners. The design of Phoenix House was influenced by British architect and designer C F Voysey, who was a renowned figure in the Arts and Crafts Movement. The property boasts a number of noteworthy features including oak internal doors and flooring, a striking oak staircase with mezzanine landings, stained hardwood double glazed windows and high levels of insulation.

The accommodation is arranged over three floors and is approached from the ground floor via a wooden staircase leading to a glazed oak framed Verandah. From here a solid wood entrance door leads to an impressive entrance hall with vaulted ceiling, cloakroom, breakfast kitchen with walk in pantry and utility room, formal dining room, elegant drawing room with double height ceiling and a sun room, which opens onto a balcony affording panoramic views across Frith Wood toward Ledbury and open countryside beyond. On the second floor a galleried landing leads to a guest suite with an en suite shower room and a plant room housing the underfloor heating controls and pressurised hot water tank. There is also access to a balcony, which overlooks the drawing room. On the ground floor there is a large reception hall, which in turn leads to the master bedroom with an en suite bathroom, two further double bedrooms, Jack n Jill style family bathroom and a study/fifth bedroom.

Undoubtedly one of the great strengths of Phoenix House is its setting, occupying an elevated position commanding magnificent far reaching views across Ledbury and the rolling Herefordshire countryside beyond. Phoenix House enjoys a south west facing aspect with manicured grounds extending to approximately **1.45 ACRES**.

## 1 Stable Courtyard

Included within the sale of Phoenix House is a separate annexe. 1 Stable Courtyard is a one bedroom link detached period cottage, which was extensively rebuilt by local builders Owen Pell Ltd in 2006. Mains gas, electricity and water are connected to the cottage. The cottage is currently tenanted and is being sold with the tenant in situ. Details of the tenancy agreement can be requested through the agent.

With so much to offer, the agent's recommend an early inspection to appreciate this unique opportunity.

## Phoenix House ACCOMMODATION

**Glazed Verandah** There is direct pedestrian access from the roadside to Phoenix House at first floor level with lighting. A door leads to a glazed Oak framed Verandah with lighting and door opening onto a Juliet balcony.

Access to 1 Stable Courtyard (described later).

External access to Utility Room.

Solid wood entrance door to

**Entrance Hall** Impressive galleried landing with vaulted ceiling. Wall lights, oak flooring. Burglar alarm controls.

Doors to

**Cloakroom** Suite comprising vanity wash hand basin with cupboard below and mirror over, low level WC. Ceiling light, extractor fan, ladder style towel rail, tiled walls and floor.

**Drawing Room 6.79m (21ft 11in) x 4.90m (15ft 10in)** A spectacular reception room with a magnificent vaulted ceiling. Enjoying a pleasant south west facing aspect with windows overlooking the garden, toward Frith Wood and across Ledbury. Dormer windows, two front facing windows, wall lights, telephone point, TV point. Feature fireplace with Porcelanosa tiled hearth, exposed brick surround and gas point. Part glazed double doors to

**Sun Room 4.88m (15ft 9in) x 2.99m (9ft 8in)** Enjoying a south west facing aspect with panoramic views toward Frith Wood across to Ledbury and open countryside beyond. Electronically operated roof windows, wall lights, sink with cold water supply only, ceiling fan with lights, skirting heater, tiled floor. French doors onto Balcony.







**Dining Room 4.49m (14ft 6in) x 3.66m (11ft 10in)** Large rear facing window enjoying fantastic views toward Frith Wood and open countryside beyond. Side facing window, recessed spotlights, wall lights, telephone point, TV point.

**Breakfast Kitchen 5.35m (17ft 3in) x 4.37m (14ft 1in) max**

Fitted with a comprehensive range of wall and floor mounted units including a display bookcase and drawers, work surface over with inset one and a half sink drainer unit and a second inset round preparation sink on south surface both with tiled surrounds. There are integrated appliances including a Zanussi **DOUBLE OVEN** and AEG 4-ring electric **HOB** with an additional 2-ring gas burner, hood extractor with lights. Space and plumbing for dishwasher, space for fridge freezer.

Rear facing window affording spectacular views toward Ledbury and across open countryside beyond. Recessed spotlights, tiled floor.

Door to large walk in **PANTRY** with front facing window, ceiling light and tiled walls.

Door to

**Utility Room 2.71m (8ft 9in) x 2.17m (7ft)** Rear facing window, floor mounted units with work surface over and inset double sink drainer unit and tiled surrounds. Space and plumbing for washing machine and tumble dryer, recessed spotlights, wall mounted gas fired Worcester boiler, tiled floor. Door to outside decking area with light and cupboard.

**Second Floor Landing**

Stairs from the Entrance Hall lead to a mezzanine landing with two Velux windows, oak flooring. Balustrades with lights. Doors to

**Guest Bedroom 4.37m (14ft 1in) x 4.16m (13ft 5in)**

Rear facing window affording far reaching views across open countryside toward Ledbury. Ceiling light, wall lights, built in cupboard into eaves. Door to

**En Suite Shower Room**

Suite comprising walk in shower with tiled surround, vanity wash hand basin with cupboard below and mirror over, low level WC. Rear facing opaque glazed window, recessed spotlights, ladder style towel rail, shaver point, part tiled walls, tiled floor. Door to cupboard housing water tank.

**Plant Room**

Housing Villovent heat recovery system, underfloor heating controls and manifold, internal vacuum system outlet, pressurised hot water tank. Door to

**Balcony**

Overlooking the drawing room below, wall lights, oak flooring.

**Ground Floor Reception Hall**

Large reception hall with second main entrance door from gravel parking area. Superb picture window overlooking the garden and open countryside beyond. Wall lights, solid oak flooring. Rear door to outside terrace. Burglar alarm control.

Doors to

**Master Bedroom 5.32m (17ft 2in) x 4.37m (14ft 1in)**

Ceiling light, wall lights. Comprehensive range of fitted bedroom furniture including bedside cabinets, dressing table, headboard and window seat. Built in double wardrobes with hanging rails and shelving. French doors with matching glazed side panels onto outside terrace with terrific far reaching views.

Door to

**En Suite Bathroom**

Suite comprising panel bath, walk in shower enclosure with tiled surround, vanity hand basin with cupboard below and mirror over, bidet, low level WC. Two opaque glazed windows, recessed spotlights, two ladder style towel rails, shaver point, part tiled walls, built in cupboard and wall cupboard, tiled floor.

**Inner Hall** Two front facing windows, feature triangular window. Wall lights, oak flooring. Doors to

**Bedroom 2 3.44m (11ft 1in) x 2.97m (9ft 7in)**

Rear facing window overlooking the garden and open countryside beyond. Ceiling light, wall lights, built in triple wardrobe with hanging rails and shelving. Door to

**Bathroom** Also accessed from the Inner Hall.

Suite comprising panel bath, walk in shower enclosure with tiled surround, vanity wash hand basin with cupboard below and mirror over, bidet, low level WC. Opaque glazed window, ceiling light, ladder style towel rail, shaver point, part tiled walls, tiled floor.

**Bedroom 3 3.41m (11ft) x 3.41m (11ft)**

Rear facing window, ceiling light, wall lights, built in double wardrobe with hanging rails and shelving, access to ground floor heating manifold. French doors onto outside terrace.

**Bedroom 4/Office 4.85m (15ft 8in) x 2.99m (9ft 8in)**

Front and side facing window, recessed spotlights, wall lights, fitted furniture including a desk and bookcases. French doors onto outside terrace.



**Outside** A detached **DOUBLE GARAGE** (18'10" x 19'11") with power and lighting connected, accessed from the road via sliding wood doors. External gas and electric meters are located on the west garage door.

From the road, Phoenix House is approached by a sweeping gravelled driveway with outside lighting, which leads to an area of parking with turning space.

The grounds belonging to Phoenix House are a true delight within the approximately **1.45 ACRES** site. There are large areas of manicured lawn with established shrub and plant borders and mature trees. An extensive area of wild daffodils sits on the upper eastern bank of the garden and adjoins a small woodland. There is a feature cider mill press that was discovered during the excavation works, which now sits proudly in front of the bank.

From the garden there are two sets of steps leading to a paved south and west facing terrace with wrought iron railings, which acts as a terrific viewing platform with panoramic views toward Frith Wood across to Ledbury and open countryside beyond. Within the terrace there is a fish pond, BBQ area, outside water tap, outside power sockets and outside lights at strategic points.

A further set of steps leads up to a wooden decked balcony affording tremendous views and in turn gives access to the Sun Room.

There is a **WINE CELLAR** and an outside **STORE ROOM**, which is used for housing gardening equipment, both with power and lighting and lockable doors. Water supply to store room with sink and electric water heater.

Within the grounds there is a Walenty Pytel metal Phoenix statue, which the owners had commissioned, and is included within the sale.

### 1 Stable Courtyard

A link detached Victorian cottage with accommodation comprising:

Sitting room with large bay window and doors to courtyard and glazed verandah linking Phoenix House.

Fitted Kitchen with washer/dryer, fridge/freezer, oven and hob, gas boiler.

Double Bedroom with storage.

Shower Room with heated towel rails, tiled vanity unit with wash basin and mirror over.

Outside, the cottage has access to a shared courtyard and a walled garden.

The property benefits from gas fired central heating with radiators to all main rooms.

Council Tax is charged separately.

### AGENTS NOTE

There is an additional semi detached two bedroomed Victorian cottage, 2 Stable Courtyard, which could be made available by separate negotiation.

**Services** We have been advised that mains electricity, gas and water are connected to the property. There is underfloor heating to every room, each individually thermostat controlled. Phoenix House and 1 & 2 Stable Courtyard are all double glazed throughout. A mechanical heat recovery ventilation system is installed. Drainage is to a private system site within the grounds of Phoenix House. In Phoenix House there is an internal vacuum system and broadband is connected. 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 infer 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 formerly 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.

**Viewing** By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

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

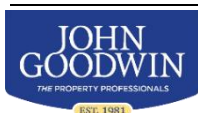
1 Stable Courtyard COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

### **EPC**

The EPC rating for Phoenix House is C (71).

The EPC rating for 1 Stable Courtyard is C (71).



**Ledbury Office**  
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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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