

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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SITUATED IN THE SOUGHT AFTER VILLAGE OF WELLINGTON HEATH, AN INDIVIDUAL DETACHED FAMILY HOME OFFERING GENEROUSLY PROPORTIONED FIVE BEDROOMED ACCOMMODATION WITH TWO RECEPTION ROOMS, BREAKFAST KITCHEN, THREE BATH/SHOWER ROOMS, DRIVEWAY PARKING, LARGE DOUBLE GARAGE AND AN ATTRACTIVE GARDEN.

EPC E.

Bali Hai – Guide Price £697,500

The Common, Wellington Heath, Ledbury, Herefordshire, HR8 1LY

5 2 3



Bali Hai

Location & Description

Wellington Heath is a very popular village with a thriving local community with amenities including a village hall, pub and a church. Ledbury is approximately 1½ miles distant and offers an excellent range of facilities 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 sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

Property Description

Constructed in 1975, Bali Hai is an individual detached family home occupying an elevated position in the sought after village of Wellington Heath. Bali Hai has been a much loved family home for 45 years and offers flexible accommodation with scope for further enhancement to create either an independent annexe or substantial home office.

Extending to approximately 2500 sq ft, the generously proportioned accommodation is arranged on the ground floor with a large double bedroom, shower room and a utility room. On the first floor a landing leads to the sitting room with an adjoining balcony, dining room, spacious breakfast kitchen, four further bedrooms (one en suite) and a family bathroom.

Outside, Bali Hai is approached by a long driveway providing parking for several vehicles and in turn leads to a **DOUBLE GARAGE**. The property enjoys a large area of garden extending to the front and rear, which is predominately laid to lawn and bordered by mature hedges.

Offered with no onward chain, the agent's strongly recommend an early inspection.

The accommodation with approximate dimensions is as follows:

Veranda Enjoying a west facing aspect and providing an ideal seating area with a paved patio. Opaque glazed entrance door with matching side panels to

Entrance Hall Ceiling light, radiator, attractive parquet flooring. Built in cloaks cupboard. Open tread staircase to first floor. Door to Double Garage (described later). Doors to

Bedroom 4 4.70m (15ft 2in) x 2.76m (8ft 11in) Front and side facing windows. Ceiling light, radiator.

Shower Room Suite comprising large walk in shower enclosure with tiled surround, vanity wash hand basin with cupboard below and mirror over, low level WC. Opaque glazed front facing window, ceiling light, tiled walls, ladder style towel rail.

Utility Room 3.69m (11ft 11in) x 2.04m (6ft 7in) Side facing window, strip light, work surface with inset ceramic sink and cupboard below, wall cupboard, radiator. Space and plumbing for washing machine and tumble dryer. Floor mounted Ideal Mexico II gas fired boiler. Opaque glazed door to outside.





First Floor Landing Front facing window, two ceiling lights, access to part boarded loft space with pull down ladder, radiator, telephone point, attractive parquet floor. Two large built in storage cupboards. Airing cupboard housing hot water cylinder with slatted shelving. Doors to

Living Room 5.92m (19ft 1in) x 4.93m (15ft 11in) Bright and airy room with patio doors leading onto a west facing balcony enjoying woodland views. Side facing window, wall lights, stone fireplace with gas living flame effect fire and wooden mantel, TV point. Archway to

Dining Room 3.59m (11ft 7in) x 3.30m (10ft 8in) Rear facing window, ceiling light, radiator. Part opaque glazed door to

Breakfast Kitchen 4.80m (15ft 6in) x 3.69m (11ft 11in) Fitted with a range of wall and floor mounted units with granite work surface with inset double stainless steel sink drainer unit and matching granite upstands. Integrated electric Neff **DOUBLE OVEN** and 4-ring electric Bosch **HOB** with **COOKER HOOD** over. Space for dishwasher and fridge. Peninsula breakfast bar with further matching floor units and granite work surface over. Rear facing window, two ceiling lights, radiator. Part glazed door to rear garden.

Bedroom 1 4.49m (14ft 6in) x 3.54m (11ft 5in) Front facing window, ceiling light, radiator. Door to

En Suite Shower Room Suite comprising large walk in shower enclosure with tiled surrounds, vanity wash hand basin with cupboard below and mirror over, low level WC. Ceiling light, extractor fan, shaver socket, part tiled walls, ladder style towel rail.

Bedroom 2 4.52m (14ft 7in) x 3.72m (12ft) Front facing window, ceiling light, radiator.

Bedroom 3 4.34m (14ft) x 3.66m (11ft 10in) Rear facing window, ceiling light, range of fitted bedroom furniture including two wardrobes with shelving and drawers, radiator.

Bedroom 5/Study 3.66m (11ft 10in) x 2.94m (9ft 6in) Rear facing window, ceiling light, fitted cupboard with shelving and matching dressing table, radiator.

Family Bathroom Suite comprising walk in shower enclosure, panel bath, vanity wash hand basin with cupboards below, low level WC. Opaque glazed window, ceiling light, shaver point, tiled walls, chrome ladder style towel rail.

Outside Bali Hai is approached by a tarmac driveway providing parking for several vehicles and in turn leads to a **DOUBLE GARAGE** (23'10" X 22'6") with electronically operated roller doors, power and light.

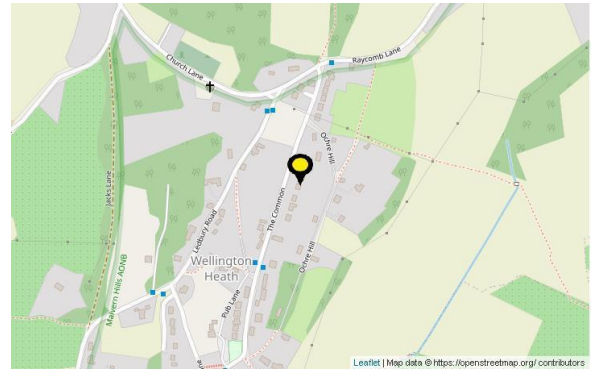
The garden to the front of the property is set behind privacy hedging and enjoys a west facing aspect. It is mainly laid to lawn with attractive shrub and plant borders and an ornamental pond.

To the side of the property a set of steps lead to the rear garden, which is arranged over two terraces. There is a patio seating area and a set of steps leading to a further area of lawn with two productive apple trees and a **GREENHOUSE**.



Directions

From the Agent's Ledbury Office turn left at the traffic lights and proceed along the High Street and The Homend. Continue over the traffic lights at Tesco and fork right by the railway station onto the B4214 Bromyard Road. Proceed for a short distance and then turn right at Beggars Ash sign posted to Wellington Heath. Continue to the top of the hill and turn right. Turn right again into The Common, proceed down the hill for a short distance and Bali Hai can be found on the left hand side.



Services

We have been advised that mains services are connected to the property. 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.

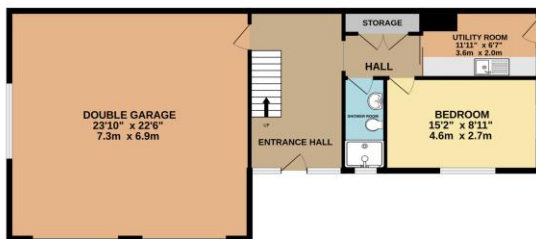
Viewing By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

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 E (44).

GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



TOTAL FLOOR AREA: 2562 sq.ft. (238.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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