



Located In A Popular Village And Enjoying Views Towards Frith Wood A Spacious Four Bedroom Detached House Benefiting From Gas Central Heating And Double Glazing With Two Reception Rooms, Study, Utility Room, En-Suite Shower Room, Double Garage With Solar Panels, Driveway Parking And An Attractive Terraced Garden.

EPC B.

Bownham House - Guide Price £579,950

Wellington Heath, Ledbury, Herefordshire, HR8 1NB

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Bownham House

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

Bownham House is an individual four bedroom detached house situated within a small cul de sac of similar properties in the popular village of Wellington Heath enjoying an elevated position with views towards Frith Wood.

The property benefits from gas central heating and double glazing with accommodation comprising to the ground floor an entrance hall, cloakroom, dual aspect sitting room with wood burning stove and doors leading out onto the garden terrace, separate dining room, study, breakfast kitchen and utility room. To the first floor is a spacious landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom.

The property is set within a good sized, well established terraced garden, with paved and decked terraces to sit and enjoy the elevated aspect and views.

The property is served by a private roadway which is shared between the five properties. A driveway providing off road parking for several vehicles gives access to the detached double garage (with 8ft wide doors) and 12 solar panels.

ACCOMMODATION

Entrance Hall

With UPVC double glazed wood effect entrance door with glazed side panel. Engineered wood flooring. Stairs to first floor with concealed understairs storage unit. Cloaks cupboard.

Cloakroom

With window to side. Engineered wood flooring. Suite comprising low level WC, vanity unit with inset wash hand basin and useful storage cupboards. Radiator.

Sitting Room 7.18m (23ft 2in) x 3.69m (11ft 11in)

Enjoying an elevated aspect with partial views towards Frith Wood. Sliding patio doors opening onto the raised terrace overlooking the garden to the rear. Further French windows opening onto a paved seating area to the side. Attractive fireplace with granite hearth and inset woodburning stove. TV point. Wall lights. Two radiators.

Dining Room 4.08m (13ft 2in) x 3.25m (10ft 6in)

With part glazed double doors. Window to front. Inset ceiling downlighters. Radiator.

Study 2.61m (8ft 5in) x 2.53m (8ft 2in)

With window to rear enjoying garden views. Engineered wood flooring. Radiator.

Breakfast Kitchen 3.77m (12ft 2in) x 3.38m (10ft 11in)

Rear aspect window enjoying views over the garden and woods beyond. Fitted with a range of wood effect contemporary units comprising wall and base cupboards, glazed display cabinets.





Ceramic sink unit with solid wooden worksurfaces over. Integrated appliances including FRIDGE, ELECTRIC DOUBLE OVEN, INDUCTION HOB with extractor over. Space and plumbing for dishwasher. Radiator. Tile effect flooring. Door to:

Utility Room

With window to rear and part glazed door to the side garden. Stainless steel sink unit with work surfaces over and cupboard under. Plumbing for washing machine and space for tumble dryer. Wall mounted Vaillant gas central heating boiler. Radiator.

First Floor Landing

With window to front. Access to boarded and insulated loft space. Doors to:

Master Bedroom 4.03m (13ft) x 3.77m (12ft 2in)

With window to rear enjoying garden views. Fitted wardrobes and dressing table. Inset ceiling downlighters. Door to:

En-Suite Shower Room

Suite comprising low level WC. Vanity unit with inset wash hand basin. Shower cubicle. Radiator. Extractor fan. Ceiling downlighters. High level window (to bathroom).

Bedroom 2 4.03m (13ft) x 3.25m (10ft 6in)

With windows to front and side. Radiator. TV point. (sloping ceiling)

Bedroom 3 3.72m (12ft) x 3.54m (11ft 5in)

Windows to front and side. Fitted wardrobes. Radiator. Eaves storage.

Bedroom 4 3.69m (11ft 11in) x 3.56m (11ft 6in)

With window to rear. Inset ceiling downlighters. Radiator.

Bathroom

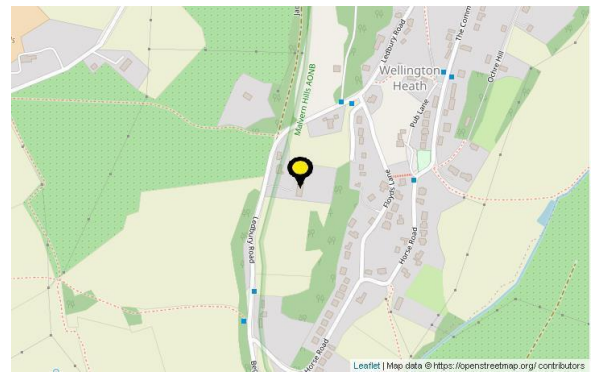
Fitted with a suite comprising shower- end bath with curved shower screen with mains shower. Low level WC. Wash hand basin. Ladder radiator. Ceiling downlighters. Window to rear.

Outside

The property is approached by a private road servicing five similar properties. A driveway provides parking for several vehicles and gives access to the insulated DOUBLE GARAGE 19'0"X18'7" with ELECTRIC up and over door and personal door to the rear. There are 12 solar panels on the garage roof which were installed in 2015. The terraced front garden is laid to lawn with mature flower borders, rockeries and low stone walling with steps down to a pathway to the front door. Gates to both side of the property lead to the rear terraced garden with decking and patio areas to sit any enjoy the garden and views towards Frith Wood beyond. Steps lead down to the lower lawn with a lovely selection of seasonal flowers, shrubs and mature trees. Included in the sale are two summer house, one currently used as a workshop with electric, a garden shed and a greenhouse. There are two outside taps and external electric points available.

Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue over the traffic lights and bear right by the railway station on to the Bromyard Road. Turn right at Beggars Ash signposted to Wellington Heath. Continue up the hill, taking the right hand turn into Floyds Lane just before the village hall. Turn immediately right into a private road, the property is the fourth house 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 "F"

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 B (84).



TOTAL FLOOR AREA : 1989 sq. ft. (184.8 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.

JOHN GOODWIN
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EST. 1981

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