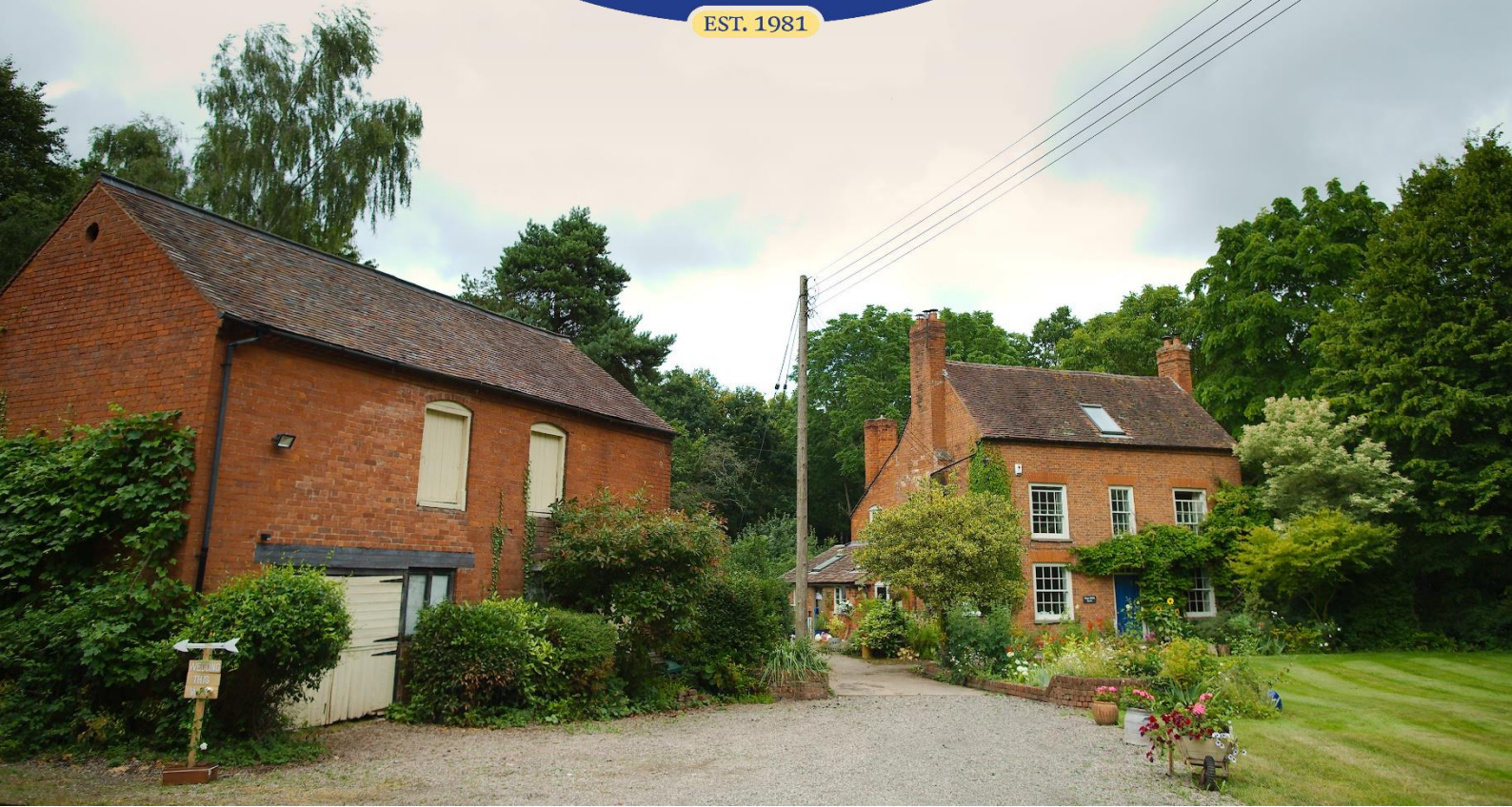


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN ATTRACTIVE DETACHED PERIOD PROPERTY CONVENIENTLY SITUATED ON THE OUTSKIRTS OF LEDBURY OFFERING WELL PROPORTIONED AND CHARACTERFUL SIX BEDROOMED ACCOMMODATION WITH GENEROUS PARKING, TWO DETACHED OUTBUILDINGS AND WONDERFUL GROUNDS INCLUDING WOODLAND EXTENDING IN ALL TO APPROXIMATELY SIX ACRES.

EPC F.

New Mills Farm – Guide Price £995,000

Hereford Road, Ledbury, Herefordshire, HR8 2PR

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New Mills Farm

Location & Description

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

New Mills Farm is a striking detached Georgian property dating from the 18th century with a wealth of original features. It is situated on the outskirts of Ledbury, within walking distance of the railway station. It provides a comfortable and spacious family home with characterful accommodation and many fine features including double glazed sash windows and two attractive multi-fuel fireplaces.

The property is arranged over three floors. The ground floor comprises a spacious reception hall, dining room, living room, kitchen with an adjoining breakfast room, useful boot room, cloakroom and a library/study or music room. On the first floor a landing leads to four bedrooms, all of which are in good decorative order, spacious family bathroom and a separate shower room. On the second floor there is a large landing providing space for a hobby room or second sitting room, off which there are two further double bedrooms, ideal for a growing family or those needing to work from home (Broadband provided by Gigaclear up to 1Gbps).

New Mills Farm is approached by a gravelled driveway providing a generous area of parking with access to two detached **OUTBUILDINGS**. The outbuildings offer potential for further development, subject to the necessary consents being obtained. The grounds extend to approximately **SIX ACRES** and comprise an area of mature garden with a delightful mixed broadleaf woodland.

A terraced area at the rear of the property overlooks the woodland and provides an ideal area for al fresco entertainment with plenty of space for a BBQ/outdoor kitchen/bar area, perfect with family and friends.

The accommodation with approximate dimensions is as follows:

Reception Hall Ceiling light, radiator, attractive tiled floor. Stairs to first floor with understairs cupboard. Doors to

Dining Room 5.27m (17ft) x 3.10m (10ft) Enjoying a pleasant double aspect with shuttered window to side and double glazed sash window to front. Ceiling light, feature fireplace with wood burning stove, radiator, quarry tiled floor.

Living Room 5.30m (17ft 1in) x 3.95m (12ft 9in) Double glazed sash window to front and single glazed window with secondary glazing to side. Ceiling lights, exposed ceiling timber, picture rail, feature inglenook fireplace with wood burning stove and attractive surround, radiator, quarry tiled floor. Archway through to

Kitchen 3.51m (11ft 4in) x 3.46m (11ft 2in) Fitted with a range of oak units with solid wood surfaces over and an a one and a half bowl sink unit. Oil fired Rayburn providing cooking, central heating and hot water. Separate two ring electric HOB. Space for fridge.

Double glazed window to rear. Ceiling lights, quarry tiled floor. Opening through to

Breakfast Room 3.07m (9ft 11in) x 2.35m (7ft 7in) Ceiling light, exposed timbers, range of fitted wall and base cupboards. Opening through to

Rear Lobby 2.82m (9ft 1in) x 1.80m (5ft 10in) Double glazed windows to side and rear with most pleasant outlook over garden. Ceiling light, radiator. Door to external open porch.

Boot Room 5.19m (16ft 9in) x 2.51m (8ft 1in) Double glazed windows to side and rear. Two Velux roof lights. Sink unit with work surfaces. Space and plumbing for dishwasher. Space for additional appliances. Electric well pump. Door to outside. Door to

Cloakroom Double glazed window to rear. Ceiling light, low level W.C, space and plumbing for washing machine and tumble dryer.





Inner Hall Ceiling light, quarry tiled floor. Door to

Library 3.49m (11ft 3in) x 2.84m (9ft 2in) Double glazed window to side. Ceiling light, fitted bookcases, radiator.

First Floor Landing Ceiling light, staircase to second floor with understairs cupboard. Doors to

Bedroom 1 5.37m (17ft 4in) x 3.25m (10ft 6in) Double glazed sash window to front with a most pleasant outlook. Ceiling light, wash hand basin with tiled splashback, radiator.

Bedroom 2 5.35m (17ft 3in) x 3.20m (10ft 4in) Double glazed sash window to front with fine outlook. Ceiling lights, radiator.

Bedroom 4 2.87m (9ft 3in) x 2.66m (8ft 7in) Double glazed sash window to the front. Feature leaded light glazed panel, ceiling light, radiator.

Inner Landing Recessed spotlight, radiator. Doors to

Bedroom 3 3.80m (12ft 3in) x 3.51m (11ft 4in) Double glazed window to side. Ceiling light, radiator.

Shower Room Suite comprising walk in shower enclosure with mixer tap shower and tiled surrounds, pedestal wash hand basin, low level WC. Double glazed window to side, recessed spotlights, radiator.

Family Bathroom Suite comprising panel bath, wash hand basin, low level WC. Double glazed window to side, feature leaded light door, ceiling light, part tiled walls, radiator. Airing cupboard housing hot water cylinder with slatted shelving.

Hobby Room Velux roof light, access to roof space, exposed timbers. Doors to

Bedroom 5 5.55m (17ft 11in) x 3.23m (10ft 5in) Double glazed window to side with pleasant wooded outlook. Ceiling light, exposed timbers, wash hand basin, access to eaves roof space, radiator.

Bedroom 6 4.59m (14ft 10in) plus recess x 3.20m (10ft 4in) Double glazed window to side with pleasant wooded outlook. Ceiling lights, exposed timbers, two fitted wardrobes, radiator.

Outbuildings

THE STABLES (32'0" x 18'3" / 9.75m x 5.56m) A detached brick former stables comprising a GARAGE/WORKSHOP and STABLES with original brick floor and wooden manger, each with electric light and power, and having access to HAYLOFT over.

THE COACH HOUSE (30'6" x 18'3" / 9.30m x 5.56m) A detached brick former COACH HOUSE providing three bay open fronted parking with external staircase giving access to a GRANARY over which is fully boarded and has exposed timbers and the original sack winch with trap door. Each with electric light and power.

Outside

New Mills Farm is approached by a sweeping driveway leading to an area of parking with turning space for several vehicles.

The grounds belonging to New Mills Farm extend to approximately **SIX ACRES**. An area of garden wraps around the property on all sides and comprises large areas laid to lawn with well stocked borders of shrubs and a variety of plants. There is a vegetable patch with several raised beds and a selection of fruit trees including apple, plum and pear.

Beyond the garden there is an impressive area of woodland, which is planted with mixed broadleaf trees including Oak, Ash, Walnut, Chestnut and Hornbeam. Pathways have been created which weave through the woodland and lead to areas of wild garden, which provide a haven for local wildlife.

An interesting feature of the property is the impressive Ledbury viaduct, which runs within the northern boundary of the property. It should be noted that the actual area where the arches stand is not within the freehold of the property.

The River Leadon runs along the western boundary together with the former millrace, which runs through part of the garden.



Directions

From the Agent's Ledbury Office turn left at the traffic lights and proceed through the town centre. Bear left opposite the Railway Station on to the Hereford Road and at the bypass traffic island take the fourth exit and turn immediately left on to the old Hereford Road. Proceed for a short distance and New Mills Farm is located on the right hand side.



Services

We have been advised that mains electricity (including Phase 3) is connected to the property. Drainage is to a private system and water is provided by a private well. It should be noted however that mains water is available within the grounds. Broadband is connected via Gigaclear. 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 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 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 F (32).



For information and illustrative purposes only. Metric scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include porches or any outbuildings unless specified. Copyright: Smart Ltd. Plans/Architectural Plans



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

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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.
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.