

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST ATTRACTIVE PERIOD SEMI DETACHED HOME CONVENIENTLY LOCATED CLOSE TO LEDBURY TOWN CENTRE OFFERING BEAUTIFULLY APPOINTED ACCOMMODATION COMPRISING TWO RECEPTION ROOMS, KITCHEN, UTILITY AREA, GARDEN ROOM, THREE DOUBLE BEDROOMS (ONE EN SUITE), BATHROOM AND AN ENCLOSED LOW MAINTENANCE GARDEN. INSPECTION ESSENTIAL. EPC D.

1 Lynwood - Guide Price £450,000

Belle Orchard, Ledbury, Herefordshire, HR8 1DE

3 3 2



1 Lynwood

Location

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

1 Lynwood is a most attractive semi detached period property situated in a sought after residential area within walking distance of Ledbury town centre. The property is exceptionally well presented and much thought has been given to preserve the property's historical integrity with many fine features including striking fireplaces, ceiling roses, exposed floorboards and internal wooden doors. Externally, the property has been superbly maintained with all new cast iron effect uPVC guttering.

Benefitting from gas fired central heating and with hardwood double glazing throughout, the characterful accommodation is arranged on the ground floor with an entrance porch, entrance hall, sitting room with large bay window, dining room with wood burning stove, contemporary kitchen and a rear lobby with a useful utility area, cloakroom and pantry. There is also a garden room, which could be used as a home office/hobby room. On the first floor a galleried landing leads to the master bedroom with a spacious en suite bathroom and a further double bedroom. A third bedroom and bathroom are located on the second floor with access to eaves storage.

Outside, the property enjoys a delightful enclosed Mediterranean style garden with secluded seating areas and an interesting array of plants and shrubs.

With so much to offer, an early inspection is strongly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Porch Glazed side panels, attractive tiled floor, outside light. Wooden entrance door to

Entrance Hall Ceiling light, side facing sash window, dado rail, radiator, exposed floorboards. Stairs to first floor. Doors to

Living Room 3.90m (12ft 7in) x 3.44m (11ft 1in) Attractive bay with large front facing sash windows enjoying a pleasant open aspect. Ceiling rose, picture rail, wall lights, fitted shelving to chimney breast recess, radiator, TV point, exposed floorboards. Feature fireplace with slate surround and original tiled hearth.

Dining Room 4.59m (14ft 10in) x 3.75m (12ft 1in) Side and rear facing windows. Ceiling rose with pendant light fitting, picture rail, wall lights, radiator, telephone point, quarry tiled floor. Feature fireplace with inset Clearview wood burning stove, wooden beam and stone hearth. Large understairs recess with shelving and light. Open to

Kitchen 3.64m (11ft 9in) x 2.87m (9ft 3in) Fitted with a range of wall and floor mounted units with granite work surface over, inset one and a half sink unit with bevelled drainer and matching granite upstands. Rangemaster **COOKER** with 5 ring gas **HOB** and canopy cooker hood over. Space and plumbing for dishwasher, space for fridge freezer.

Side facing window, recessed spotlights, tiled floor with electric underfloor heating. Part opaque glazed door to Rear Porch.





Open to

Rear Lobby/Utility Ceiling light, one and a half stainless steel sink unit with tiled splashback and cupboard below. Space and plumbing for washing machine and tumble dryer. Door to **PANTRY** with ceiling light and fitted shelving. Doors to

Cloakroom Side facing opaque glazed window, ceiling light, wash hand basin with tiled splashback, low level WC, radiator, tiled floor. Wall mounted gas fired Worcester combination boiler.

Garden Room 3.54m (11ft 5in) x 2.73m (8ft 10in) Versatile room with a feature sky light, which would be suitable for a variety of needs including a home office/hobby room. Flooded with natural light and enjoying a lovely outlook across the garden. Wall lights, tiled floor. French doors leading to outside.

First Floor Galleried Landing Side facing sash window, ceiling light, dado rail, painted floorboards. Stairs to second floor. Doors to

Bedroom 1 4.21m (13ft 7in) x 2.82m (9ft 1in) Rear facing window overlooking the garden. Ceiling rose with pendent light fitting, coving, picture rail, ornate fireplace, radiator, painted floorboards. Built in wardrobe with hanging rail, shelving and cupboard above. Door to

En Suite Bathroom Contemporary suite comprising shower enclosure with raindrop shower head and tiled surround, claw foot freestanding bath, wash hand basin with vanity mirror over, low level WC. Side facing opaque glazed window, recessed spotlights, access to loft space, coving, part tiled walls, shaver socket, ladder style towel rail, radiator, painted floorboards.

Bedroom 2 4.68m (15ft 1in) x 3.46m (11ft 2in) Twin front facing sash windows enjoying an open aspect. Ceiling rose with pendent light fitting, coving, picture rail, ornate fireplace with original tiled hearth, radiator, painted floorboards. Built in wardrobe with hanging rail and cupboard above.

Second Floor Landing Recessed spotlights, access to eaves storage, painted floorboards. Doors to

Bedroom 3 4.13m (13ft 4in) x 3.13m (10ft 1in) max overall measurement Side facing window enjoying distant views. Velux roof light, recessed spotlights, access to eaves storage, radiator, painted floorboards. Built in cupboard with hanging rail.

Bathroom Suite comprising panel bath with electric shower over, tiled surrounds and shower screen, wash hand basin with tiled splashback and mirror over, low level WC. Velux roof light, recessed spotlights, extractor fan, shaver socket, ladder style towel rail, tiled floor.

Outside

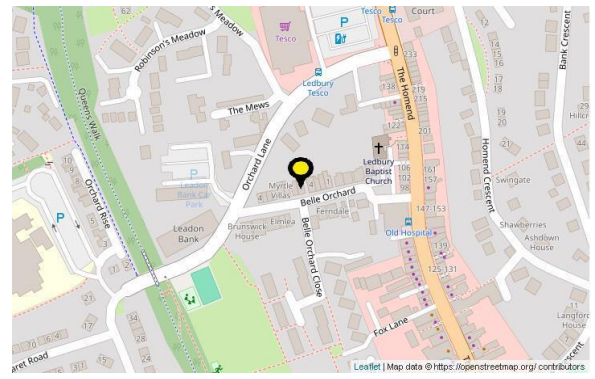
1 Lynwood is approached by an attractive period gate leading to a small paved fore garden with an established shrub border. A gated side access leads to an enclosed rear garden, which has been designed to keep maintenance to a minimum. There is an attractive flagstone patio and steps leading up to further area of garden with a feature Olive tree and lavender beds planted with spring bulbs. There are several Italian Cypress trees, a secluded seating area and an interesting variety of mature shrubs.

There are **TWO SHEDS**, one with power and light connected, a **FRUIT CAGE**, external power point and an outside water tap.



Directions

From the Agent's Ledbury Office, turn left at the traffic lights and proceed along the High Street. Continue onto The Homend and take the left hand turning onto Belle Orchard. After a short distance the property can be found on the right hand side as indicated by the For Sale board.



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 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 "C"

EPC

The EPC rating for this property is D (58).

GROUND FLOOR 1ST FLOOR 2ND FLOOR



TOTAL FLOOR AREA: 1528sq. ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any 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. Made with Metaplan 10/24.

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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