



A Most Attractive Detached Georgian Family Home Conveniently Situated Close To Bromyard Town Centre Enjoying Wonderful Far Reaching Views Across The Surrounding Countryside And Offering Beautifully Appointed Four Bedroomed Accommodation With Three Reception Rooms, Breakfast Kitchen, Three Shower/Bathrooms, Impressive Cinema Room, Self Contained Annexe, Driveway Parking, Detached Double Garage And Mature South West Facing Walled Garden. Viewing Essential. EPC D.

Foxhill House - Guide Price £725,000

2 Linton Lane, Bromyard, Herefordshire, HR7 4DQ



Foxhill House

Location & Description

Foxhill House is conveniently located within walking distance of the popular market town of Bromyard, which offers a comprehensive range of amenities including shops, pubs, supermarket, bakery, butchers and Post Office together with primary and secondary schools. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles away. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South.

Property Description

Believed to date back to 1805, Foxhill House is a most handsome detached Georgian home enjoying an elevated position close to Bromyard town centre affording wonderful far reaching views across the surrounding countryside. The property has undergone an extensive scheme of renovation and refurbishment in recent years with the current owners demonstrating a natural flare for design with acute attention to detail paid to all aspects.

A wealth of period features have been retained including attractive fireplaces, beautiful sash windows, exposed ceiling timbers and exposed floorboards. Arranged over three floors and extending to approximately 2741 sq ft, the accommodation on the ground floor comprises an entrance hall, dining room, drawing room, sitting room, breakfast kitchen, boot room and WC. On the lower ground floor there is a converted cellar with a library/home office and an impressive cinema room. On the first floor a large landing leads to a master bedroom with an extensive range of fitted wardrobes and a balcony, three further double bedrooms (two en suite) and a luxury fitted family bathroom.

In addition to the main house, there is a self contained one bedroomed ANNEXE, which is ideal as guest accommodation or those with a dependant relative.

Outside, Foxhill House enjoys a mature south west facing walled garden mainly laid to lawn with an interesting variety of plants and shrubs. There is a newly laid flagstone seating terrace with wooden pergola, which serves as a terrific viewing platform. A driveway provides off road parking and in turn leads to a DOUBLE GARAGE.

With so much to offer, the agents strongly recommend an early internal inspection.

The accommodation with approximate dimensions is as follows:

Entrance Hall 4.42m (14ft 3in) x 2.20m (7ft 1in)

Ceiling light, dado rail, radiator, attractive tiled floor. Archway to Inner Hall. Stairs to First Floor. Doors to

Dining Room 3.77m (12ft 2in) x 3.64m (11ft 9in)

Enjoying a sunny south west facing aspect with two large sash windows overlooking the garden and open countryside beyond. Ceiling light, picture rail, radiator. Feature fireplace with marble surround and built in cupboards with shelving.

Drawing Room 6.14m (19ft 10in) x 4.26m (13ft 9in)

Beautifully appointed and flooded with natural light. Two front facing sash windows with bespoke fitted shutters. Newly installed tinted roof lantern. Ceiling rose with ceiling light fitting, two radiators, exposed floorboards, fitted shelving, TV point. Feature inglenook fireplace with attractive surround and inset wood burning stove. Glazed double doors to

Breakfast Kitchen 5.04m (16ft 3in) maximum x 3.72m (12ft) maximum

Fitted with a comprehensive range of wall and floor mounted units with solid wood work surfaces over and tiled surrounds. Belfast sink inset into a granite top with bevelled drainer. There are a range of appliances including a gas Rangemaster COOKER, DISHWASHER and a FRIDGE FREEZER. There is also a fitted breakfast bar.

Rear facing double glazed window, recessed spotlights, tiled floor with electric underfloor heating. Cupboard housing gas fired combination boiler. Door to

Boot Room

Ceiling light, space for coats and boots, tiled floor with electric underfloor heating. Door to outside. Door to Inner Hall. Door to

WC

Rear facing window, ceiling light, low level WC, wash hand basin, tiled floor with electric underfloor heating.

Inner Hall

Ceiling light, attractive parquet flooring. Door to





Sitting Room 6.14m (19ft 10in) x 4.26m (13ft 9in)

Enjoying a wonderful south facing aspect overlooking the garden and open countryside beyond. Two ceiling lights, exposed ceiling beams, radiator, wood flooring. Feature inglenook fireplace with stone surround, slate hearth and inset wood burning stove. Door to outside.

Lower Ground Floor

From the entrance hall, stairs lead down to the lower ground floor and to a converted cellar.

Library/Home Office 3.46m (11ft 2in) x 2.94m (9ft 6in)

Versatile room, which could be used as a home office. There are a set of external brick stairs which lead to the garden. There is a customised fire exit with a large glass top, allowing natural light to flow through. Door to

Cinema Room 4.23m (13ft 8in) x 3.51m (11ft 4in)

Cosy entertaining space with wall lights and TV point.

First Floor Landing

Oak staircase with stair runner. Sash window to front. Exposed floorboards. Pendant light fitting. Radiator. Doors to Bedrooms 3 and 4. Open to the inner landing with airing cupboard and access to the Master Bedroom and Bedroom 2.

Master Bedroom 4.54m (14ft 8in) x 3.44m (11ft 1in)

Beautifully light with window and door opening onto the feature balcony enjoying views over the garden and countryside beyond. Fitted wardrobes by Hammonds. Carpet. Pendant light fitting. Radiator.

Bedroom 2 5.24m (16ft 11in) x 3.38m (10ft 11in)

With double glazed window to rear with views. Fitted shelving. Radiator. Step up to:

En Suite Shower Room

With tiled walk-in shower with mains shower. WC. Vanity unit with circular wash hand basin with mirror and light over. Chrome ladder radiator. Tiled floor. Extractor fan.

Bedroom 3 3.56m (11ft 6in) x 3.72m (12ft)

With dual aspect double glazed windows to front and rear. Fitted Wardrobe. Radiator.

Bedroom 4 4.68m (15ft 1in) max x 2.53m (8ft 2in)

With double glazed window to front with views. Fitted cupboard. Exposed floorboards. Pendant light fitting. Radiator. Step up to:

En Suite Shower Room

Shower bath with mains shower and tiled surrounds. WC. Vanity unit with circular wash hand basin with mirror and light over. Chrome ladder radiator. Wood effect flooring. Ceiling downlights. Extractor fan.

Family Bathroom

Large family bathroom well appointed with roll-top bath with hand held shower attachment. WC, bidet and wash hand basin with tiled splashback. Separate shower cubicle with shower boarding and sliding doors. Two ladder radiators. Tiled floor. Ceiling downlights and pendant light fitting. Attractive painted wall panelling. Two double glazed windows to rear.

Access to converted attic space with pull down ladder currently office space. With velux window and views.

ANNEXE

Self contained annexe with a kitchen/breakfast area (including plumbing for a washing machine), large shower room, double bedroom and a conservatory. The annexe is double glazed throughout and has electricity connected. It would be ideal as additional guest accommodation or for a dependant relative.

SHEPHERDS HUT Available by separate negotiation.

Superbly appointed with a wood burning stove, sitting area and double bed. It enjoys its own private area of garden and would make an ideal hobby/craft room or additional guest accommodation.

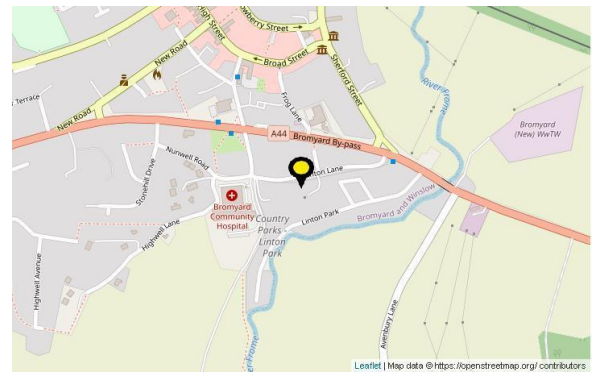
Outside Foxhill House enjoys a delightful south west facing aspect with an attractive walled garden, which wraps around on two sides. The garden is mainly laid to lawn with mature shrub borders stocked full with spring bulbs, rambling roses, an impressive climbing wisteria and beautiful cherry blossom tree. A newly laid flagstone terrace with wooden pergola provides the perfect setting for family gatherings with far reaching views across the surrounding countryside.

To the side of the property there is a driveway providing off road parking and in turn leads to a **DETACHED DOUBLE GARAGE (18'3" x 14'4")** with double wooden doors and power and light connected.



Directions

Proceed out of Ledbury on the B4214 Bromyard Road and continue through the hamlet of Staplow. At the sharp right hand bend fork left towards Bromyard. Continue to the end of this road and at the A4103 turn right and immediately left towards Bishops Frome. Continue through the village and on towards Bromyard. Upon reaching the end of this road turn right onto the A465 Hereford Road. Proceed along this road and on reaching the T-Junction turn right onto the A44 Bromyard Bypass. Proceed down the hill taking the third turning on the right onto Tower Hill. Continue for a short distance and at the T-junction turn left and the property can be found immediately on the right hand side.



Services

We have been advised that mains services are connected to the property. Fibre 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 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 D (56).



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