

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A Most Impressive Spacious Two Bedroom Split Level Apartment Forming Part Of The Exclusive Upper Hall Estate, An Historic Grade II Listed Former Mansion House In A Glorious Parkland Setting, A Short Walk From The Town Centre Whilst Adjoining Open Countryside And Woodland. EPC D**

**NO ONWARD CHAIN**

## 4 Upper Hall Estate - Guide Price £550,000

Worcester Road, Ledbury, Herefordshire, HR8 1JA



## 4 Upper Hall Estate

### 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

4 Upper Hall is a spacious two bedroom split-level apartment forming part of the Upper Hall Estate, an historic former Grade II mansion house just a short walk from Ledbury town centre yet in a secluded parkland setting adjoining open countryside and woodland.

The Upper Hall estate was established approximately 800 years ago and the present hall, although predominantly Georgian, has massive medieval stone foundations and imposing Jacobean and Victorian wings. A comprehensive restoration of the estate was undertaken in the late 1990s with the removal of all the 20th century additions, which had resulted from its use as a grammar school between 1922 and 1991 and the retention and repair of many of the finest original features. The surrounding park was remodelled and planted with some magnificent trees imported from the New World in the mid 19th century.

There are 8 properties within the main house of Upper Hall and number 4 is predominantly on the ground floor with a first floor bedroom, bathroom and study area. The apartment is unique with a light and spacious feel with sash windows to the living areas enjoying views over the delightful communal gardens. With gas fired central heating the accommodation comprises, an entrance hall, dual aspect living room, well appointed kitchen with dining area off, and an inner hallway giving access to a bedroom, bathroom and cloakroom. To the first floor a galleried landing leads to a further bedroom, bathroom and useful study area all enjoying views over the rooftops of Ledbury and towards the Herefordshire countryside beyond.

In the main building of Upper Hall is a communal reception, used for social events and meetings. Stairs lead to the basement where there is a cellar and store room and a further entrance door leading to the side of the main building. The apartment has allocated car parking for two vehicles to the rear of the house, and visitors parking. The agent recommends an early inspection to appreciate this unique property and its wonderful parkland setting.

**The accommodation with approximate dimensions is as follows:**

### Communal Reception Hall

Apartment 4 is approached from the impressive Reception Hall with a second access available at lower ground floor level.

### Entrance Hall

With sash window, inset ceiling downlights, stairs to first floor. Door to:

### Sitting Room 5.81m (18ft 9in) x 5.19m (16ft 9in)

Beautifully light dual aspect room with sash windows overlooking the communal gardens and views towards Ledbury church. Radiator with ornate housing. TV point. Cornicing. Carpet. Pendant light fitting. Door to:

### Kitchen / Dining Room 5.78m (18ft 8in) x 3.51m (11ft 4in)

Fitted with an attractive range of light wood units comprising base and drawer units with Corian work surfaces and tiled splashbacks. One and a half bowl Corian sink unit. Wall cupboards. FITTED FRIDGE AND FREEZER. FITTED DISHWASHER. ELECTRIC COOKER. GAS HOB WITH EXTRACTOR FAN OVER. Inset ceiling downlights. Laminate flooring.





Open to dining area with sash window enjoying views over the communal gardens. Cornicing and picture rail. Radiator. Carpet. Pendant light fitting.

#### **Inner Hall**

With sash window to front. Doors to:

#### **Cloakroom**

With WC. Wash hand basin with shaver point over. Wall mounted WORCESTER gas central heating boiler. Radiator. Extractor fan. Carpet.

#### **Airing Cupboard**

With hot water cylinder and useful shelving.

#### **Bathroom**

Comprising WC, wash hand basin with shelf and mirror over and shaver point and panelled bath. Walk-in shower cubicle with mains shower and tiled surrounds. Radiator. Carpet. Extractor fan. Cupboard housing fusebox.

#### **Bedroom 1 5.81m (18ft 9in) x 5.19m (16ft 9in)**

Light and airy room with three sash windows enjoying views towards the church and countryside beyond. Carpet. Radiator. Telephone point. Pendant light fitting.

#### **Galleried Landing**

Carpet. Stairs to half landing.

#### **Study Area 3.02m (9ft 9in) x 2.71m (8ft 9in)**

Unique circular window enjoying countryside views. Radiator. Carpet.

#### **Bathroom**

With window to side. With white suite comprising WC, wash hand basin, tiled shower cubicle with mains shower. Two ceiling downlights. Exposed ceiling beam. Carpet. Radiator.

#### **Bedroom 2 5.61m (18ft 1in) x 5.27m (17ft)**

Dual aspect with views over Ledbury rooftops and countryside beyond. Exposed ceiling beams. Carpet. Radiator.

#### **Outside**

The property is served by a private vehicular driveway and is just a short walk from Ledbury town centre via Church Lane. There is allocated car parking together with visitors car parking spaces. The property enjoys a wonderful parkland setting with a wide sweeping lawn to the front bordered by a wide variety of trees understood to have been imported from the New World in the mid 19th century and further planting has been undertaken in the same style. To the north of the property there are extensive walks through adjoining woodland and open countryside.

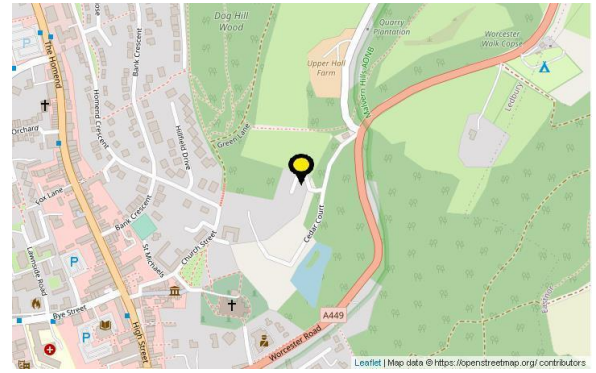
#### **Cellar 3.46m (11ft 2in) x 1.89m (6ft 1in)**

Accessed via a staircase from the communal reception hall.



## Directions

From the crossroads adjacent to the office take the road to Malvern after approximately ½ a mile and on the sharp left bend turn left along a private driveway adjacent to a lodge house proceed along the driveway and around the back of the main hall there are parking areas and access into the main reception hall.



## 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 verification) that the property is Leasehold. The property is held on a 999 year lease from 1999. There is a management committee and service charge for the maintenance of the common parts and the grounds, window cleaning and buildings insurance. The ground rent is £50pa and the annual service charge is £5011.00

## 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 "G"

## EPC

The EPC rating for this property is D (57).



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk

### 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 leases 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.
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