



An Individual Detached Three Bedroom House Enjoying An Elevated Position Within The Popular Village Of Wellington Heath With Far Reaching Views Benefitting From Double Glazing And Gas Central Heating With Two Reception Rooms, Separate Study, Master Bedroom With Bi-Fold Doors Opening Onto A Sun Terrace, Large South Facing Garden, Garage And Driveway Parking. EPC D

NO ONWARD CHAIN

Orchard House - Guide Price £495,000

Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1ND



Orchard 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

Orchard House is an individual three bedroom detached house enjoying an elevated position within the popular village of Wellington Heath with far reaching views towards Frith Wood and the Herefordshire countryside beyond and enjoying a large south facing rear garden.

The property benefits from gas central heating and double glazing with accommodation comprising to the ground floor an entrance hall with stairs leading down to the cellar, spacious sitting room with large picture window and wonderful views, dining room, fitted kitchen, separate study and cloakroom. To the first floor is the master bedroom with with bi-fold doors opening onto a balcony where a morning coffee can be enjoyed whilst taking in the views, two further bedrooms and a family bathroom.

Outside the property benefits from driveway parking giving access to the integral garage. The gardens to front and rear are terraced, laid mainly to lawn with mature planting and paved seating areas to enjoy the views.

The agent highly recommends an early inspection to appreciate the generous south facing garden and wonderful views this property has to offer.

ACCOMMODATION

Enclosed Entrance Porch

Brick and half glazing with double glazed entrance door and further door to the rear garden. Tiled flooring.

Entrance Hall

With exposed floorboards. Stairs to first floor with understairs storage cupboard. Hatch with steps leading down to the cellar. Radiator. Pendant light fitting. Doors to:

Cloakroom

With stained glass window to side. Wood effect flooring. WC and wash hand basin with tiled splashback.

Study 3.30m (10ft 8in) x 2.14m (6ft 11in)

With double glazed window to front. Wood effect flooring. Radiator. Pendant light fitting.

Dining Room 5.24m (16ft 11in) x 3.35m (10ft 10in)

Double glazed window to rear with views. Further window to front. Exposed floorboards. Fitted book shelves. Radiator. Two pendant light fittings.





Kitchen

Fitted with a range of oak fronted units comprising wall and base cupboards with work surfaces over and tiled splash back. Stainless steel two and a half bowl sink unit. Electric oven with ceramic hob over and extractor hood. Plumbing for dishwasher, space for fridge. Laminate flooring. Central light fitting. Double glazed window to front with views and glazed door opening to :

Sitting Room 5.11m (16ft 6in) x 5.09m (16ft 5in)

Enjoying wonderful far reaching views to the rear. Door to balcony with steps down to the garden. Wood effect flooring. Two radiators. TV Point.

Landing

Double glazed window to rear. Exposed floorboards. Radiator. Access to fully boarded roof space. Doors to:

Bedroom 1 5.16m (16ft 8in) x 3.35m (10ft 10in)

With double glazed bi-fold doors opening onto a large balcony with wonderful views. Two further windows. Fitted wardrobes. Exposed floorboards. Two radiators.

Bedroom 2 3.35m (10ft 10in) x 2.42m (7ft 10in)

With double glazed window to rear. Carpet. Radiator.

Bedroom 3 2.66m (8ft 7in) x 2.37m (7ft 8in)

With double glazed window to side. Radiator.

Bathroom

Comprising a white suite to include WC, vanity unit with inset wash hand basin with mirror over. Panelled bath with mains shower over with glazed shower screen. Towel ladder radiator. Laminate flooring. Inset ceiling downlights. Tongue and groove wall panelling.

Outside

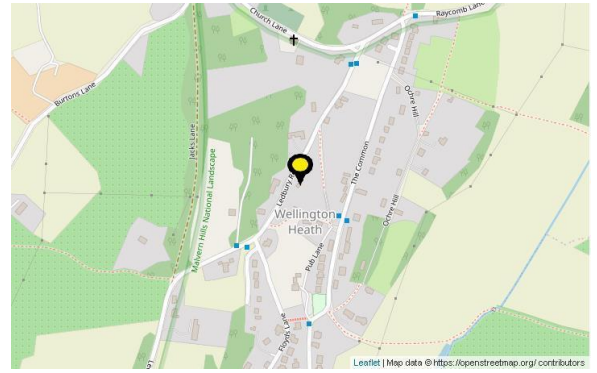
The property is approached via a shared driveway giving access to the attached DOUBLE garage with off road parking for several vehicles. Steps and a pathway lead to the front door. The garden ENJOYS A SOUTHERLY ASPECT laid mainly to lawn with mature planting and paved seating areas to enjoy the wonderful views. There is a useful outside tap along with a greenhouse and garden shed.

Cellar 8.78m (28ft 4in) x 2.97m (9ft 7in)

Light and power. Plumbing for washing machine. Gas central heating boiler.

Directions

From the agent's Ledbury office turn left at the traffic lights and continue through along the High Street, passing the railway station and bear right under the viaduct. Continue for a short distance taking the right hand turn to Wellington Heath. Continue up the hill and the entrance to the property will be located opposite the village 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 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) or Colwall Office

Council Tax

COUNCIL TAX BAND "F"

EPC

The EPC rating for this property is D (61).



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