

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXCEPTIONAL DETACHED COUNTRY HOME OCCUPYING AN IDYLIC POSITION ON THE OUTSKIRTS OF THE SOUGHT AFTER EASTNOR ESTATE OFFERING CHARMING THREE BEDROOMED ACCOMMODATION WITH TWO SUPERBLY PRESENTED SEPARATE SELF CONTAINED ONE BEDROOMED ANNEXES, LARGE DOUBLE GARAGE, EXTENSIVE PARKING AND ENCHANTING GROUNDS INCLUDING WOODLAND EXTENDING TO TWO AND A HALF ACRES**

**INSPECTION ESSENTIAL**

## Massington Lodge – Guide Price: £900,000

Eastnor, Ledbury, Herefordshire HR8 1EG

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# Massington Lodge

## Location

Massington Lodge is situated in a sought after location on the outskirts of the historic village of Eastnor which has a church, local primary school and the beautiful Eastnor Castle Estate. The popular market town of Ledbury is less than two miles away and offers an excellent range of independent retailers, cafes, churches, restaurants, schools, community hospital and mainline railway station with direct lines to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The Cities of Hereford, Worcester and Gloucester are approximately 16 miles distant and the M50 motorway is available approximately 4 miles to the south of Ledbury town. This part of Herefordshire lies close to the Worcestershire/Gloucestershire borders and is renowned for its unspoilt countryside and wonderful walks including to Westhill, Eastnor Obelisk, Deer Park and the Malvern Hills.

## Property Description

Believed to date back to 1890, Massington Lodge is a charming detached country home nestled within the Eastnor Estate, surrounded by the unspoilt Herefordshire countryside. Massington Lodge was once the Ledbury Pumping Station before being converted into a private residential dwelling in 1991. The current vendors have owned the property for nearly 15 years and their journey was documented on 'Escape To The Country' in 2010 and again in 2017 on 'I Escaped To The Country'.

The property is flooded by natural light throughout and boasts large picture windows, which frame the surrounding landscape beautifully. There are several noteworthy character features including extensive exposed timbering, striking vaulted ceilings, wooden internal doors and an impressive inglenook fireplace.

Extending to approximately 1,350 sq ft, the accommodation on the ground floor comprises an entrance hall, spacious living room, separate dining room, conservatory and breakfast kitchen. On the first floor a landing leads to a master bedroom with an en suite shower room, two further bedrooms and a family bathroom.

In addition to the main accommodation there are two separate self contained annexes, Bluebell Lodge and Woodland Retreat. Bluebell Lodge comprises one double bedroom with a kitchenette and an en suite shower room. Woodland Retreat is a detached cedar lodge with an open plan living/dining/kitchen, double bedroom and a shower room. The annexes are currently used as holiday lets and provide an exciting opportunity for this venture to continue or to be used as ancillary accommodation for relatives.

One of the great strengths of Massington Lodge is its private setting, surrounded by **TWO AND A HALF ACRES** of enchanting garden and woodland. The current owners have completely transformed the grounds and have created a true haven of escapism with pockets of interest in every corner.

With so much to offer, an internal inspection is highly recommended to appreciate this unique opportunity.

**Entrance Hall** Solid wood entrance door. Coving, ceiling light, radiator, tiled floor. Small built in storage cupboard. Stairs to first floor with large built in cloaks cupboard underneath. Doors to

**Living Room** Beautifully appointed room enjoying a sunny south west facing aspect with fine views across the surrounding garden and open countryside beyond. Coving, ceiling light, wall lights, two radiators, TV point. Feature inglenook fireplace with exposed brick surround, inset wood burning stove and stone hearth. Door to

**Conservatory** Enjoying panoramic views across the garden. Tiled floor. French doors to outside. Door to

**Dining Room** Front and side facing windows enjoying a most pleasant outlook across the surrounding grounds. Coving, two ceiling lights, two radiators. Door to

**Breakfast Kitchen** Also accessed from the Entrance Hall. Stylish country kitchen fitted with a range of floor and wall mounted units with granite work surface over, inset one and a half sink unit and tiled surrounds. There are several integrated appliances including an electric Rangemaster **COOKER** with two ovens and grill, **DISHWASHER** and **FRIDGE FREEZER**. Space for washing machine.







Impressive vaulted ceiling with four Velux roof lights. Further rear and side facing windows, both with secondary glazing, overlooking the surrounding grounds and adjacent open countryside beyond. Recessed spotlights, exposed ceiling beams, radiator, tiled floor.

**First Floor Landing** Striking vaulted ceiling with a Velux roof light affording views across the surrounding open countryside. Ceiling light, exposed ceiling and wall beams, radiator. Doors to

**Bedroom 1** Velux roof light and additional side facing window with secondary glazing. Ceiling light, access to loft space, exposed ceiling and wall beams. Door to

**En Suite Shower Room** Suite comprising walk in shower enclosure with panelled surrounds and electric Mira shower, pedestal wash hand basin, low level WC. Velux roof light, ceiling light, extractor fan, part panelled and part tiled walls, chrome ladder style towel rail, tiled floor.

**Bedroom 2** Velux roof light and additional side facing window with secondary glazing. Ceiling light, access to loft space, exposed ceiling and wall beams, radiator.

**Bedroom 3** Velux roof light enjoying views across the surrounding open countryside. Ceiling light, exposed ceiling and wall beams, radiator.

**Bathroom** Suite comprising panel bath with raindrop shower head over and shower screen, vanity wash hand basin with cupboard below, low level WC. Front facing window enjoying fine views across the surrounding grounds. Vaulted ceiling, recessed spotlights, porthole window, part tiled walls, radiator, tiled floor.



#### **BLUEBELL LODGE**

A superbly presented self contained annexe located above the double garage. Bluebell is accessed via an external staircase which leads to a decked balcony, which provides a terrific viewing platform with fine views across the garden and open countryside beyond. Bluebell comprises an open plan bedroom/living room with a kitchenette area, which includes a stainless steel sink unit with cupboard under and an electric HOB. There is an en suite shower room with a walk in shower enclosure, pedestal wash hand basin and low level WC. In addition, there is a walk in wardrobe with hanging rail and shelving. Bluebell Lodge benefits from oil fired central heating and double glazed Velux windows.

#### **WOODLAND RETREAT**

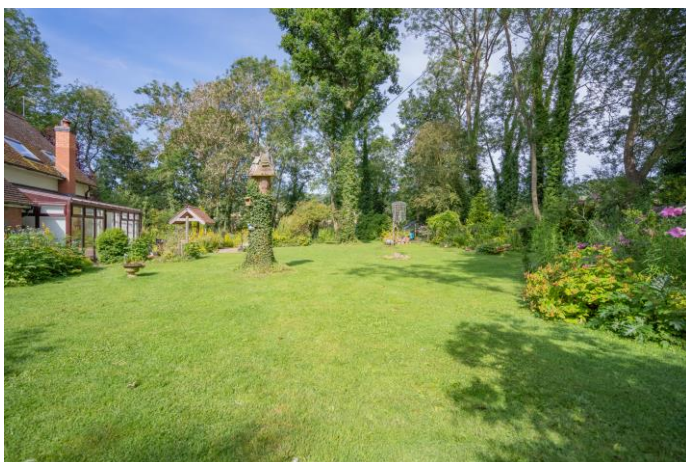
Constructed in 2011, Woodland Lodge is a detached cedar lodge benefitting from double glazing and electric panel radiators. The accommodation comprises:

**Open Plan Living/Dining/Kitchen** Flooded with natural light with large picture windows and French doors leading to a decked seating area. The kitchen area is fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. There is an electric **COOKER** and with a 4 ring **HOB**. Space for fridge freezer.

Recessed spotlights, wood effect laminate flooring, TV point. Door to

**Bedroom** Two front facing windows overlooking the surrounding woodland, recessed spotlights.

**Shower Room** Suite comprising walk in shower enclosure with panelled surrounds, pedestal wash hand basin, low level WC. Opaque glazed window, recessed spotlights, extractor fan.



**Grounds** Massington Lodge is approached by a right of access across a track belonging to the Eastnor Estate. A vehicular gate leads to a sweeping gravelled driveway providing ample parking with turning area. There is a second vehicular access point further along the track, suitable for gardening machinery. There is a detached **DOUBLE GARAGE** with up and over doors, WC with wash hand basin and power and light connected. There is an additional **UTILITY SHED** with power connected, which can house a tumble dryer.

The grounds belonging to Massington Lodge are exceptionally private and extend to approximately **TWO AND A HALF ACRES**. The current owners have spent over a decade transforming the grounds into an enchanting garden with pockets of interest in every corner. The grounds are awash with spring bulbs including daffodils, bluebells, snowdrops and wild garlic, all of which provide a beautiful display of colour. There are large areas laid to lawn bordered by mature trees, shrubs and an interesting variety of established plants. There is a highly productive fruit bed planted with raspberries and blackberries, together with several fruit trees. Pathways have been created which weave throughout the grounds and woodland, lined with wild flowers and bordered by a brook. There are two impressive **NATURAL PONDS**, which act as a haven for local wildlife.



**Directions** What3Words: regarding.charts.admits

**Services** We have been advised that mains electricity and water are connected. Heating is oil fired. Drainage for Massington Lodge and Bluebell Lodge is to a Klargester treatment plant. Drainage for Woodland Retreat is to a private septic tank. 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 "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 ratings: Massington Lodge - E (43)

Bluebell Lodge - D (64)



For information and illustrative purposes only. Not to 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 garages or any outbuildings (unless specified). - Copyright: Encast Ltd (Plan produced using Planity)

Massington Lodge / Bluebell Lodge, Eastnor, Ledbury



**Ledbury Office**  
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**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.