

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Enjoying Fine Views A Spacious Three Bedroom Detached Family Home Situated In A Delightful Rural Location With Wooded Backdrop Benefitting From Gas Central Heating And Double Glazing With Well Presented Accommodation Comprising Dining / Kitchen , Sitting Room With Wood burning Stove, Attractive Conservatory, Separate Utility Room With Cloakroom Off, Bathroom , Separate WC , Delightful Gardens, Double Garage And Driveway Parking. EPC C.

## Parkside – Guide Price £430,000

Perton, Stoke Edith, Hereford, Herefordshire, HR1 4HL



# Parkside

## Location & Description

Perton is a hamlet within the parish of Stoke Edith which lies approximately four and a half miles east of Hereford and eight miles west of Ledbury. The neighbouring villages of Bartestree and Lugwardine together offer a range of facilities including primary and secondary schools with Hereford and Ledbury combined offering a further range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. Access to the M50 motorway is available from Junction 2 on the outskirts of Ledbury.

## Property Description

Parkside is a spacious detached family home situated in a delightful rural location enjoying views across farmland and the Herefordshire countryside to the front and bordered on two sides by woodlands belonging to the Stoke Edith Estate.

The property was constructed in the 1950's, well maintained throughout and benefits from gas central heating and double glazing. The current owner has made recent improvements with a re-modelled bathroom with new sanitaryware, shower screen and flooring, a new consumer unit with updated lighting and re-decorated throughout. The well presented accommodation comprises to the ground floor a covered porch, entrance hall, spacious "L" shaped dining/ kitchen, separate utility room with new sink unit and WC off, sitting room with wood burning stove and attractive conservatory opening onto the garden.

To the first floor are three good sized bedrooms, family bathroom and separate WC.

Outside, Parkside has a generous and most delightful cottage garden to the front of the property, deep flower beds planted with a wonderful selection of flowers, shrubs and trees. The rear garden is enclosed with a wooded backdrop and offers opportunities for the keen gardener with a vegetable and soft fruit area including a greenhouse. There is a gated driveway to the front with ample parking giving access to the double garage with light, power and eaves storage. The garage offers potential for conversion to an annexe subject to the necessary planning consents. With so much to offer, the Agent recommends an early inspection to appreciate this lovely property and location.

## ACCOMMODATION

### Entrance Hall

With composite front door with double glazed panels and double glazed window. Staircase to first floor with understairs storage cupboard. Karndean York stone effect flooring. Matwell. Radiator. Glazed panel door to:

### L-Shaped Kitchen/Dining Room

**OVERALL MEASUREMENT 5.92m (19ft 1in) x 4.99m (16ft 1in)**

### Dining Area

With double glazed windows to front overlooking the garden. Radiator. Ceiling coving. Karndean York stone effect flooring throughout, continuing to:

### Kitchen Area

With an extensive range of contemporary units comprising wall and base cupboards with work surfaces over. Glass fronted display cupboards. Integrated appliances including fridge, double oven with gas hob over and cooker hood. Stainless steel sink unit with mixer tap and tiled surrounds. Ceiling spotlights. Glazed panel door to the sitting room.





#### **Utility Room 5.11m (16ft 6in) x 2.06m (6ft 8in)**

With double glazed doors to the front and rear. Stainless steel sink unit. Plumbing for washing machine. Tiled floor. Door to:

#### **Cloakroom**

With WC, wash hand basin and Triton electric hot water pump.

#### **Sitting Room 4.99m (16ft 1in) x 3.82m (12ft 4in)**

A most attractive room flooded with light with double glazed windows to side and front with views over the garden and countryside beyond. Feature fireplace with timber surround, tiled inset and hearth with wood burner. Radiator. TV point. Double glazed sliding patio door to:

#### **Conservatory 3.75m (12ft 1in) x 3.38m (10ft 11in)**

With double glazed elevations off a brick base with reflective glass roof over. Doors opening to the patio area. Karndean flooring.

#### **First Floor Landing**

With double glazed window overlooking the rear garden and woodland beyond. Access to part boarded roof space. Door to airing cupboard with wall mounted gas central heating boiler. Doors to:



#### **Bedroom 1 4.80m (15ft 6in) x 3.30m (10ft 8in)**

With double glazed window to front overlooking the garden and countryside views beyond. Radiator. Carpet. Pendant light fitting.

#### **Bedroom 2 4.03m (13ft) x 3.44m (11ft 1in)**

With double glazed window to front again enjoying garden and countryside views. Radiator. Carpet. Pendant light fitting.

#### **Bedroom 3 3.02m (9ft 9in) x 2.87m (9ft 3in)**

With double glazed window to side enjoying views. Radiator. Carpet. Pendant light fitting.

#### **Bathroom**

Remodelled with a white suite comprising WC. Wall hung wash hand basin. Panelled bath tiled surrounds and shower over with new glazed screen. Ladder radiator. New tile effect flooring. Double glazed window.



#### **Separate WC**

With low level WC and corner wash hand basin. New tile effect flooring. Radiator. Double glazed window.

#### **Outside**

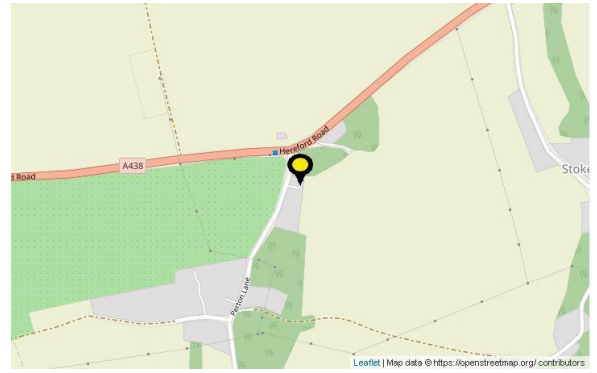
The property is approached off a country lane with a tarmac driveway providing parking for several vehicles and giving access to the DETACHED DOUBLE GARAGE 16'1" X 16'6" WITH DOUBLE WOODEN DOORS. The garage benefits from light and power and there is loft storage above.

The front garden is a true delight, planted in a cottage style with a wonderful selection of flowers, shrubs and trees. To the front of the property is a paved area which continues to the side and rear. The enclosed rear garden is laid to lawn with large flower borders and enjoys a wooded backdrop. For the keen gardener there is a vegetable and soft fruit area along with a greenhouse. A large garden shed is included in the sale.



## Directions

From Ledbury head west on the A438 towards Hereford. At the Trumpet crossroads continue straight on passing through the village of Tarrington. Continue through Stoke Edith taking the next left hand turn signposted Perton. Continue along the country lane for a short distance and Parkway will be located on the left hand side.



## 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)

## Council Tax

COUNCIL TAX BAND "E"

## EPC

The EPC rating for this property is C (70).

GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.

1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



### 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.



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

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

