

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SITUATED ON THE EDGE OF THE VILLAGE A MOST ATTRACTIVE PERIOD COUNTRY HOUSE OFFERING FOUR BEDROOMED ACCOMMODATION WITH DETACHED ANNEXE ENJOYING VIEWS OVER ADJOINING FARMLAND AND COUNTRYSIDE BEYOND WITH A LARGE GARDEN, DRIVEWAY PARKING, DOUBLE GARAGE AND WORKSHOP.

EPC E

The Old Croft – Guide Price £875,000

Beach Lane, Bromsberrow Heath, Ledbury, Gloucestershire, HR8 1PQ

 4  2  2



The Old Croft

Location & Description

Bromsberrow Heath has a thriving local community shop and there is an excellent primary school and church in the nearby village of Bromsberrow. The site also lies within easy reach of the popular town of Ledbury which provides an excellent range of local amenities and facilities.

There is a mainline railway station in Ledbury and the property lies close to junction 2 of the M50 motorway.

Property Description

The Old Croft is a most attractive detached country house situated in a large garden surrounded by farmland and enjoying far reaching views. This beautifully presented property has been updated and extended by the current owners creating a wonderful family home with the addition of an open plan kitchen/ family/ dining room with bi-fold doors opening onto the garden. Many fine period features have been retained including extensive exposed timbers, wooden internal doors and attractive inglenook fireplace in the sitting room. The detached outbuilding with large garage and store has been extended to create a spacious two storey annexe with open plan kitchen/ dining / family room to the ground floor and to the first floor an impressive studio flooded with light from the picture windows and a large bedroom suite with wet room. From the bedroom, sliding doors open onto an attractive and spacious balcony having the benefit of a lift, with glazed balustrade and lovely views.

Benefitting from oil fired central heating and double glazing the accommodation is set over three floors with a welcoming entrance hall with picture window, staircase leading to the ground floor with a cosy sitting room with Inglenook fireplace and wood burning stove, well appointed breakfast kitchen complete with bespoke painted units opening to the family / dining room with doors onto the garden. The lower ground floor comprises a utility room and cloakroom off with WC. To the first floor are two double bedrooms, from the master bedroom steps lead down to the en-suite shower room. Two further double bedrooms and a family bathroom are accessed from the second floor landing.

The Old Croft enjoys an open aspect with farmland adjoining. The garden has been designed with gravelled terracing and deep flower borders with an abundance of seasonal flowers, shrubs and trees. For the keen gardener there is a vegetable area, poly tunnel and a potting shed.

The agent recommends an early inspection to appreciate this charming characterful property and its delightful aspect.

Enclosed porch Steps with a hand rail lead to the oak front door. Outside light. Tiled floor. Doubler glazed window to side. Wall light. Oak latch door opening to:

Entrance Hall Attractive entrance hall with exposed ceiling beams. Large picture window with views over adjoining farmland. Velux window. Fitted storage cupboard. Stairs leading to first floor in two flights and ground floor.

Inner Hallway With steps down to utility room (described later) Latch doors to

Sitting Room 10.10m (32ft 7in) x 3.59m (11ft 7in) A cosy and characterful room with exposed beams and inglenook fireplace with wood burner. Three double glazed windows (UPVC) and wooden French doors opening onto the garden. Two radiators. Chimney breast with windows to side and alcoves with fitted cupboards. Wall lights. Carpet. Glazed door to dining family room.

Kitchen 4.93m (15ft 11in) x 3.69m (11ft 11in) Fitted with a range of bespoke wooden painted units including wall, base cupboards and drawers. Breakfast bar. Ceramic one and half bowl sink unit with granite worksurfaces and upstands. Integrated dishwasher. Recessed calor gas/electric range style cooker with tiled surrounds and granite worksurface. Fisher & Paykell fridge freezer with bespoke housing incorporating pull out storage/ larder cupboards, wine rack and bin store. Tiled flooring. Velux window. Double glazed window to side. Door to garden. Open to:

Dining / Family Room 5.63m (18ft 2in) x 3.75m (12ft 1in) With wooden double glazed bi-fold doors opening onto the garden. Further windows to side. Feature wood burning stove. Fitted cupboard with TV housing. Radiator.

Utility Room 5.09m (16ft 5in) x 1.89m (6ft 1in) With tiled floor. Understairs cupboard. Range of bespoke wooden units. Oak work surfaces with inset





Belfast style sink. Plumbing for washing machine and space for tumble dryer. Airing cupboard. Door to:

Cloakroom With Exposed timbers and wall panelling. Fitted storage. WC and wash hand basin. Window to side.

First Floor Landing With double glazed window to front. Exposed timbers. Radiator. Carpet. Doors to:

Bedroom 1 4.42m (14ft 3in) x 3.72m (12ft) With double glazed window to front enjoying far reaching views towards Marcle Ridge. Fitted cupboards. Ceiling lights. Carpet. Radiator. Door to:

En-Suite Shower Room With steps down. Tiled floor. Velux window and double glazed window to rear. Walk-in shower cubicle. W. Vanity unit with circular wash hand basin, tiled surrounds and storage below.

Bedroom 2 3.82m (12ft 4in) x 3.69m (11ft 11in) With double glazed window to front with far reaching views. Exposed timbers. Radiator. Wall lights. Carpet.

Half Landing With stairs to second floor. Exposed timbers. Eaves storage. Carpet. Latch doors to:

Bathroom With step up. White suite comprising WC, wash hand basin, panelled bath with tiled surrounds. Walk-in shower cubicle. Radiator. Double glazed window to rear with farmland views. Wall lights. Shaver point. Carpet.

Second Floor Landing With Velux window. Radiator. Carpet. Latch doors to:

Bedroom 3 4.44m (14ft 4in) x 3.69m (11ft 11in) With double glazed windows to front and side. Exposed timbers. Fitted cupboard. Radiator.

Bedroom 4 3.82m (12ft 4in) x 3.72m (12ft) With Velux window and further window to side. Exposed timbers. Radiator. Carpet. Inset ceiling downlights.

SEPARATE ANNEXE

Entrance Hall With wooden front door. Tiled floor. Stairs to first floor. Central light fitting. Door to:

Kitchen/Dining/Family Room 6.51m (21ft) x 6.09m (19ft 8in)

A sociable open plan room with dual aspect double glazed windows enjoying views over farmland and door to rear. Feature wood burner. The kitchen comprises a range of contemporary units including base cupboards and pan drawers with wooden work surfaces over. Sink/drain unit with tiled splash backs. Island unit with storage cupboards and granite work surfaces over. Appliances include an integrated dishwasher, induction hob, AEG eyelevel oven and microwave oven. Fitted cupboards with housing for a fridge freezer, plumbing for washing machine and space for tumble dryer. Tile effect flooring. Inset ceiling downlights. Two kick space heaters.

First Floor Bespoke Oak staircase with glass balustrade. Open to:

Craft Room/ Studio 7.57m (24ft 5in) x 5.92m (19ft 1in) Wonderfully light with large picture window to the rear with farmland views. Two Velux windows. Wood effect flooring. Underfloor heating. Feature exposed brick wall. Pendant light fittings. Door to:

Bedroom 8.00m (25ft 10in) x 6.07m (19ft 7in)

With feature double glazed sliding doors opening onto a large balcony incorporating a lift. Three Velux windows. Wood effect flooring. Radiator. Comprehensive fitted storage cupboards. Sliding door to:

Wetroom Fully shower boarded with WC and wash hand basin. Mains shower. Recessed storage. Chrome ladder radiator. Ceiling downlights.

OUTBUILDINGS

Garage 6.43m (20ft 9in) x 2.76m (8ft 11in) With double doors. Inspection pit. Light and power. Door to cloakroom (described later). Open to:

Work Shop 6.43m (20ft 9in) x 5.19m (16ft 9in) With double wooden doors. Light and power connected.

Store Room 9.71m (31ft 4in) x 1.99m (6ft 5in) Accessed from the garage with external door to the garden.

Cloakroom Comprising WC, wash hand basin, chrome ladder radiator. Extractor fan. Tiled floor. Shower boarding. Central light fitting.



Outside

The property is set back from the road with wrought iron fencing and privacy hedging. Gates open to the sweeping driveway which leads to the generous parking area and garage/annexe. The garden is largely to the front, terraced with gravelled pathways, box hedging and deep mature flowerbeds, planted with an abundance of seasonal flowers, shrubs and trees. Paved seating areas and pergolas are well placed to enjoy the views. For the keen gardener there is a vegetable area, poly tunnel and potting shed. Further outbuildings include a wooden store, wood store and garden shed



Directions

The approach from Ledbury is via the main Gloucester road A417. Continue along the A417 until you reach the 2nd turning on the right to Bromsberrow Heath. Turn right at the junction, continue through the village, The Old Croft is the last house on the right hand side. **What3Words: novel.onlookers.seabirds**

Services

We have been advised that mains electricity and water are connected to the property. Central heating is oil fired. Cooker is Calor gas/electric. Drainage is to a private Klargester sewage treatment plant. 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)

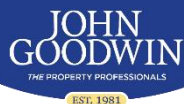
Council Tax BAND "F"

EPC The EPC rating for this property is E (42).



TOTAL FLOOR AREA: 4106 sq.ft. (381.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or amenity over time.
Made with Mapbox ©2024



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 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.