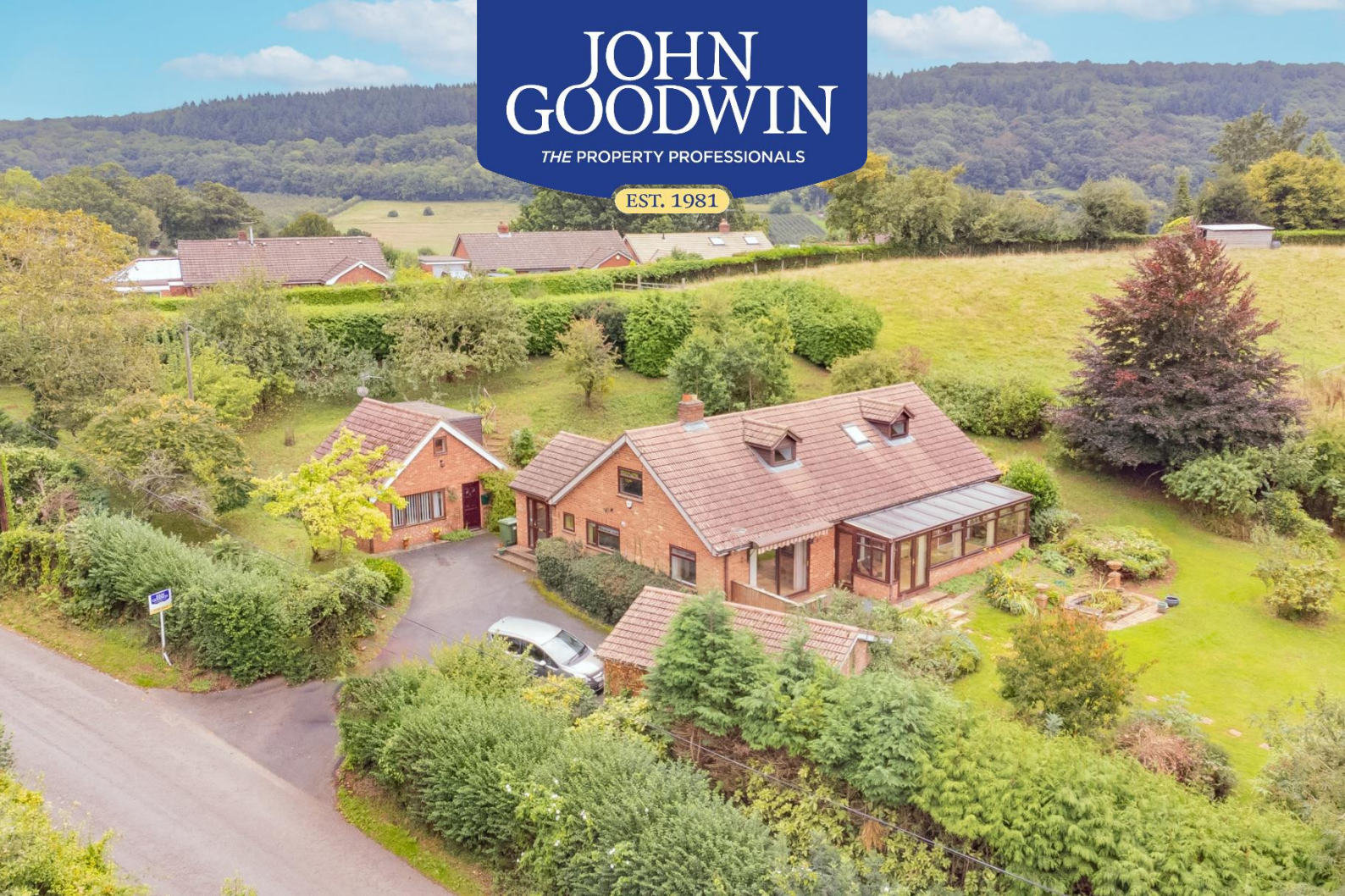


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DETACHED DORMER BUNGALOW OCCUPYING AN ELEVATED POSITION IN THE POPULAR VILLAGE OF WELLINGTON HEATH OFFERING WELL PROPORTIONED FOUR BEDROOMED ACCOMMODATION WITH TWO RECEPTION ROOMS, BREAKFAST KITCHEN, LARGE CONSERVATORY, TWO BATH/SHOWER ROOMS, DRIVEWAY PARKING, DETACHED GARAGE, DETACHED ONE BEDROOMED ANNEXE AND A DELIGHTFUL MATURE GARDEN WITH AN ADJOINING Paddock IN ALL EXTENDING TO APPROXIMATELY ONE ACRE.

NO ONWARD CHAIN.

THE CROFT EPC D.

ANNEXE EPC C.

The Croft - Guide Price: £648,000

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

4 2 2



The Croft

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

Occupying an elevated position in the sought after village of Wellington Heath, The Croft is an individual detached dormer bungalow enjoying fine far reaching views across the surrounding Herefordshire countryside towards Ledbury.

Benefitting from gas fired central heating and double glazed throughout, the well proportioned accommodation is arranged on the ground floor with an entrance porch, entrance hall, cloakroom, breakfast kitchen, sitting room, dining room, large conservatory, two double bedrooms and a bathroom. On the first floor there are two further bedrooms, both enjoying far reaching rural views, and a shower room.

In addition to the main accommodation, there is a **DETACHED ANNEXE**, which would be ideal for a dependant relative or as a possible a holiday let. The annexe offers charming accommodation comprising a kitchen, sitting room, double bedroom with fitted wardrobes and a shower room.

Outside, The Croft is approached by a tarmac driveway providing parking for up to three vehicles and in turn leads to a **DETACHED GARAGE**. The garden belonging to The Croft is delightful, with a large area of gently sloping lawn interspersed with colourful shrub and plant borders. The garden wraps around the property with gated access to an adjoining **PADDOCK**. The grounds in total extend to approximately **ONE ACRE**.

Offered for sale with no onward chain, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Porch Glazed entrance porch with matching glazed side panel. Large cloaks cupboard. Tiled floor. Opaque glazed door to

Entrance Hall Side facing window. Two ceiling lights. Large built in cupboard. Airing cupboard housing hot water cylinder with slatted shelving. Radiator. Door to rear porch. Doors to

Breakfast Kitchen 3.80m (12ft 3in) x 3.10m (10ft) Fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Breakfast bar. Integrated Electrolux **OVEN** with 4 ring electric **HOB**. Space and plumbing for washing machine. Front facing windows. Downlighters. Radiator. Sliding door to

Sitting Room 6.40m (20ft 8in) x 4.00m (12ft 11in) Front facing window and patio doors leading to the garden with far reaching views across the Herefordshire countryside. Ceiling light. Two radiators. Gas living flame effect fire with stone surround. Sliding doors to

Dining Room 3.69m (11ft 11in) x 3.38m (10ft 11in) Ceiling light. Radiator. French doors to

Conservatory 8.16m (26ft 4in) x 3.87m (12ft 6in) Of brick and uPVC construction. Rear facing windows enjoying a pleasant outlook across the garden and distant open countryside. Wall lights. Tiled floor. French doors to the garden.

Inner Hall Two ceiling lights. Radiator. Doors to





Bathroom Suite comprising panel bath with shower over and glass shower screen. Pedestal wash hand basin. Low level WC. Opaque glazed window. Recessed spotlights. Ladder style towel rail. Tiled walls.

Cloakroom Opaque glazed window. Ceiling light. Wash hand basin. Low level WC. Radiator.

Bedroom 1 4.37m (14ft 1in) x 3.66m (11ft 10in) Side facing window. Ceiling light. Wall light. Fitted wardrobe with hanging rail and cupboards above. Radiator.

Bedroom 2 4.37m (14ft 1in) x 4.16m (13ft 5in) Side facing window. Ceiling light. Fitted wardrobe with hanging rail, shelving and wash hand basin. Radiator. Sliding doors to conservatory.

First Floor Landing Velux roof light enjoying fine far reaching views. Ceiling light. Radiator. Telephone point. Doors to

Bedroom 3 4.34m (14ft) x 3.77m (12ft 2in) Rear facing window with fantastic reaching views across the surrounding Herefordshire countryside. Velux roof light. Ceiling light. Access to eaves storage. Radiator.

Bedroom 4 3.77m (12ft 2in) x 2.92m (9ft 5in) Rear facing window with far reaching rural views. Velux roof light. Ceiling light. Access to eaves storage. Radiator.

Shower Room Suite comprising walk in shower enclosure. Pedestal wash hand basin. Low level WC. Velux roof light. Ceiling light. Tiled walls. Radiator.

DETACHED ANNEXE

Entrance Hall Ceiling light. Radiator. Cupboard housing wall mounted Worcester boiler and space for tumble dryer. Open to

Kitchen 3.46m (11ft 2in) x 2.17m (7ft) Fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Space for fridge freezer, space for cooker, space and plumbing for washing machine. Side facing window. Downlighters. Radiator.

Sitting Room 5.45m (17ft 7in) x 3.35m (10ft 10in) Large front facing and side facing windows. Wall lights. Telephone point. TV point. Radiator. Stairs to first floor.

First Floor Landing Wall light. Access to eaves storage. Doors to

Bedroom 3.28m (10ft 7in) x 2.63m (8ft 6in) Front and side facing windows. Wall light. Range of fitted wardrobes with hanging rails and shelving. Radiator.

Shower Room Suite comprising shower enclosure with tiled surrounds. Pedestal wash hand basin. Low level WC. Side facing window. Extractor fan. Ceiling light. Chrome ladder style towel rail.

Outside The Croft is approached by a tarmacadam driveway providing off road parking for three vehicles and in turn leads to a **DETACHED GARAGE** with up and over door, power and light connected.

The garden belonging to The Croft is attractively laid out with gently sloping areas laid to lawn bordered by a variety of mature shrubs and plants. There are several mature trees and a paved seating patio from where there are fine far reaching views across the surrounding Herefordshire countryside.

To the rear of the property there is a raised terrace mainly laid to lawn interspersed with mature trees. From here there is a gate leading to an adjoining area of **PADDOCK** with stock proof fencing.

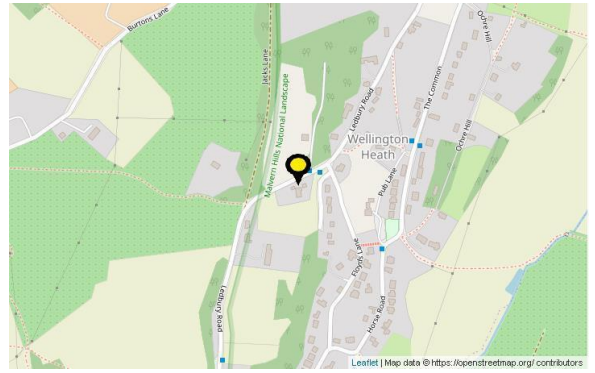
Agents Note It is felt that the land could offer planning potential for residential development (subject to planning permission) and could prove to be a valuable investment.



Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue over the traffic lights at Tesco and fork right at the railway station onto the B4214 Bromyard Road. Proceed for a short distance and turn right signposted to Wellington Heath. Continue up the hill, passing the turning for Horse Road on the right, and after the bend the property can be located on the right hand side before the turning for Floyds Lane.

What3words: worker.regret.elastic



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 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 "D" This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is D (54). The EPC rating for the Annexe is C (74).



TOTAL FLOOR AREA: 2713 sq.ft. (252.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



