



**A MUCH IMPROVED DETACHED FAMILY HOME SITUATED IN THE FAVOURED VILLAGE OF WELLINGTON HEATH AFFORDING FANTASTIC VIEWS ACROSS THE SURROUNDING OPEN COUNTRYSIDE OFFERING THREE BEDROOMED ACCOMMODATION WITH TWO RECEPTION ROOMS, IMPRESSIVE BREAKFAST KITCHEN, TWO BATH/SHOWER ROOMS, USEFUL UTILITY/STORE ROOM, DRIVEWAY PARKING AND AN ENCLOSED GARDEN.**

**EPC D.**

## Holborn – Guide Price: £489,950

Horse Road, Wellington Heath, Ledbury, Herefordshire, HR8 1LS

3 2 2



# Holborn

## Location & Description

Holborn is located in the very popular village of Wellington Heath, which has 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 favoured village of Wellington Heath, Holborn has been refurbished by the current owners in recent years to create a fantastic family home. The accommodation has been reconfigured to create an impressive breakfast kitchen with large picture windows overlooking the garden and surrounding open countryside. The garage has also been converted to form a second reception room, which could also be used as a double bedroom.

Benefitting from gas fired central heating and double glazed throughout, the accommodation is arranged on the ground floor with an entrance hall, shower room, dual aspect sitting room, separate dining room and an open plan breakfast kitchen. Stairs lead down to the lower ground floor with a spacious hallway, three double bedrooms and a family bathroom. There is also access to a large utility room, which provides extremely useful storage space.

Outside, Holborn enjoys a mature gently sloping garden mainly laid to lawn with a paved seating area. To the front there is a driveway providing parking for up to three vehicles.

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

The accommodation with approximate dimensions is as follows:

### Entrance Hall

Ceiling light, radiator. Stairs to lower ground floor. Doors to

### Sitting Room 5.89m (19ft) x 3.75m (12ft 1in)

Flooded with natural light and enjoying a dual aspect with a fantastic outlook from the rear across surrounding open countryside towards Frith Wood. Two ceiling lights, two radiators, telephone point, TV point, wood laminate flooring.

### Dining Room 4.78m (15ft 5in) x 2.66m (8ft 7in)

Converted in 2022.

Large front facing window and further side facing window. Ceiling light, access to loft space, radiator, wood laminate flooring.

### Breakfast Kitchen 6.02m (19ft 5in) x 4.00m (12ft 11in)

Contemporary kitchen fitted with a comprehensive range of wall and floor mounted units with work surface over, inset double





Belfast sink and matching upstands. There is a feature central island providing additional cupboard storage with a matching work surface and breakfast bar. Space for cooker with stainless steel cooker hood over. Space for fridge freezer.

Two large rear facing windows enjoying panoramic views across the surrounding open countryside towards Frith Wood. Recessed spotlights, ceiling lights, radiator, tall radiator.

#### Shower Room

Suite comprising large walk in shower enclosure with tiled surround, vanity wash hand basin with cupboard below, low level WC. Front facing opaque glazed window, ceiling light, chrome ladder style towel rail.

#### LOWER GROUND FLOOR

Spacious hallway with a large fitted cupboard housing hot water cylinder and slatted shelving. Ceiling light, radiator. Doors to

#### Utility/Store Room 6.76m (21ft 10in) x 1.65m (5ft 4in)

Ceiling light, space and plumbing for washing machine, space for tumble dryer, sink. Very useful storage area. Cupboard housing wall mounted Worcester gas fired central heating boiler. Doors to outside.

#### Bedroom 1 5.89m (19ft) x 3.38m (10ft 11in)

Enjoying a dual aspect overlooking the garden and open countryside beyond. Ceiling light, fan light, two radiators. Range of built in wardrobes with hanging rails, shelving and drawers.

#### Bedroom 2 4.03m (13ft) x 3.20m (10ft 4in)

Rear facing windows enjoying a wonderful outlook across the surrounding open countryside toward Frith Wood. Ceiling light, radiator.

#### Bedroom 3 3.49m (11ft 3in) x 2.97m (9ft 7in)

Rear facing windows enjoying a wonderful outlook across the surrounding open countryside toward Frith Wood. Ceiling light, radiator.

#### Family Bathroom

Suite comprising panel bath with raindrop shower head and tiled surround, shower screen, vanity wash hand basin with cupboard below, low level WC. Ceiling light, fitted cupboard, ladder style towel rail.

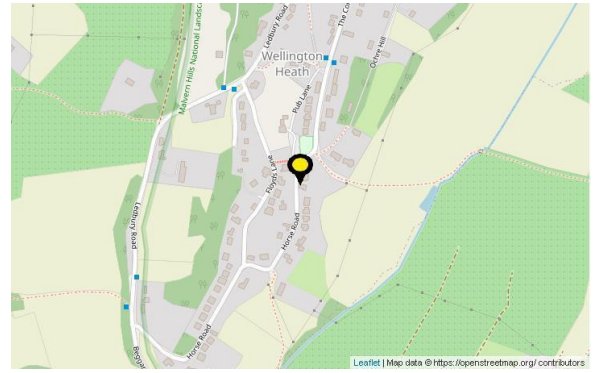
#### Outside

To the front of the property there is a tarmac driveway providing parking for up to three vehicles. A gated side access with stone steps leads down to the rear garden, which is attractively arranged with a paved patio seating area and gently sloping lawn. The garden is bordered by mature shrubs, trees and hedging.



## Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue over the traffic lights and bear right by the railway station on to the Bromyard Road. Turn right at Beggars Ash signposted to Wellington Heath. Proceed up the hill and at the top turn sharp right into Horse Road. Follow this road for approx. 0.3miles and the property will be found on the right hand side.



## Services

We have been advised that mains services are connected to the property. Broadband is connected via Gigaclear. 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

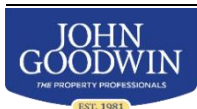
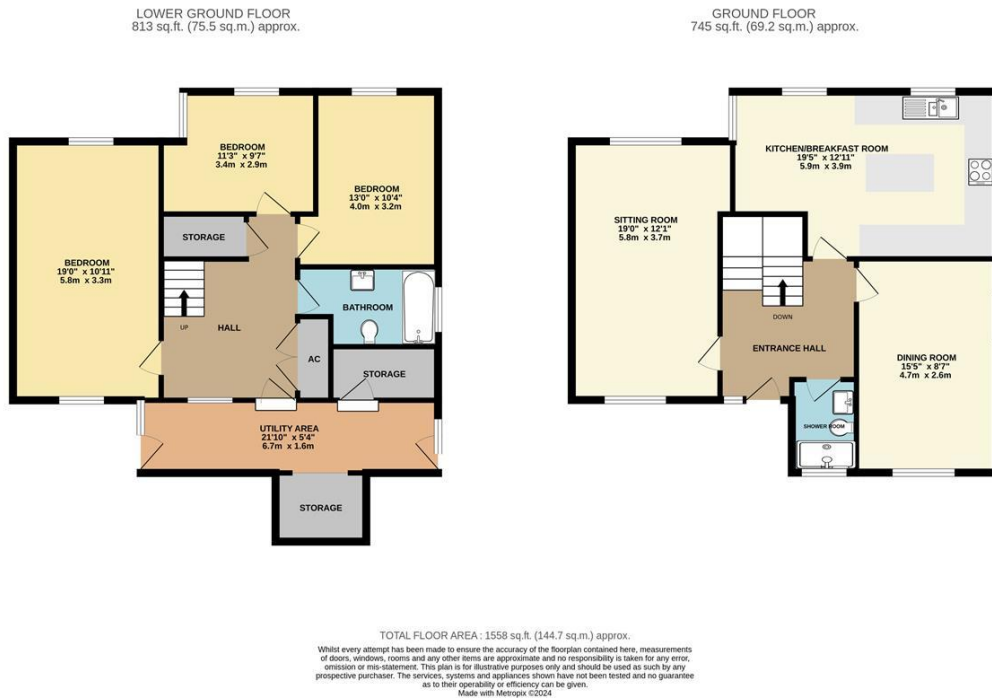
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

**EPC** The EPC rating for this property is D (64).



**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.

