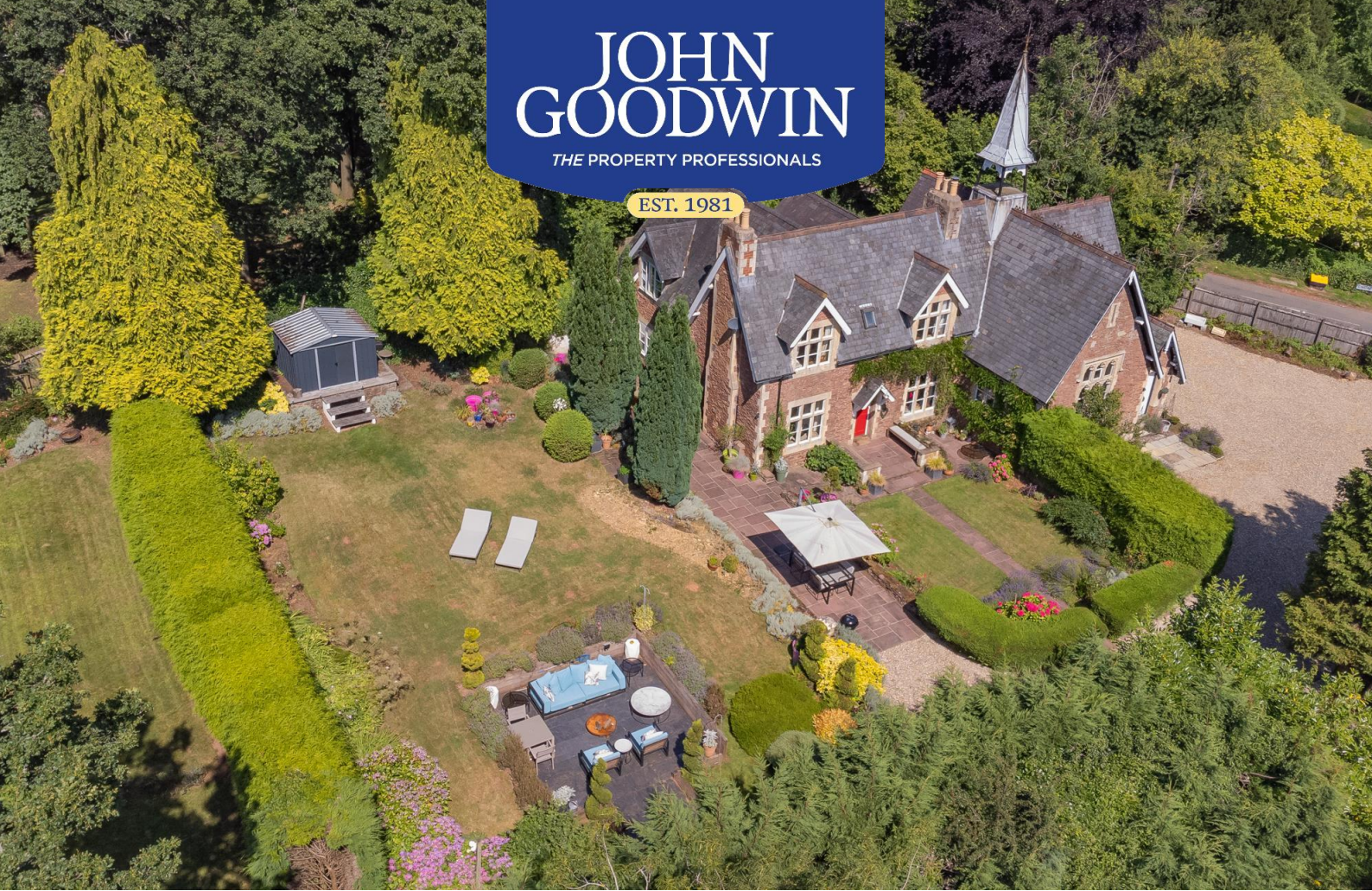


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A MOST INTERESTING GRADE II LISTED DETACHED FORMER SCHOOL HOUSE SITUATED IN THE FAVOURED VILLAGE OF WELLINGTON HEATH OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION OF GREAT CHARACTER WITH FIVE BEDROOMS, THREE RECEPTION ROOMS, IMPRESSIVE KITCHEN, AMPLE DRIVEWAY PARKING AND MATURE GROUNDS EXTENDING TO TWO THIRDS OF AN ACRE.**

**INSPECTION ESSENTIAL. EPC E.**

## Hope End School House - Guide Price £950,000

Hope End, Wellington Heath, Ledbury, Herefordshire, HR8 1NA

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# Hope End School House

## Location & Description

Hope End School House 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. For those who enjoy exploring the outdoors, Hope End School House is well placed for access to a number of footpaths which crisscross through the village leading to Ledbury, Colwall and Coddington.

The market town of 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

Hope End School House is a most attractive Grade II listed detached period home situated in the favoured village of Wellington Heath nestled amidst the rolling Herefordshire countryside. Dating back to the mid 1800's, the property was a former school serving the village up until the 1950's, when it was then converted into a residential dwelling with a substantial rear extension added in the 1980s.

The current vendors have sympathetically enhanced the property to create a fine contemporary home whilst retaining many character features including original mullion stone windows to the front, impressive double height vaulted ceilings and striking fireplaces. The property is exceptionally well presented throughout, with the current vendors showing a natural flare for design.

The accommodation, which extends to approximately 2,294 sq ft, is arranged on the ground floor with an entrance porch, headmasters room, striking drawing room with wood burning stove, study, cloakroom, dining room, kitchen and separate snug. On the first floor a landing leads to four double bedrooms, further single bedroom/dressing room and a family bathroom.

Outside, Hope End School House is approached by a sweeping gravelled driveway providing a generous area of parking with turning area. The grounds extend to approximately **TWO THIRDS OF AN ACRE** and comprise large areas laid to lawn with colourful shrub and plant borders, attractive paved seating terraces, a vegetable patch and two large sheds.

The accommodation with approximate dimensions is as follows:

**Entrance Porch** Solid wood entrance door. Front facing windows. Ceiling light. Quarry tiled floor. Door to

**Headmasters Room** 3.87m (12ft 6in) x 2.92m (9ft 5in) Flooded with natural light and featuring an impressive double height ceiling. Ceiling light. Radiator. Stone floor. Door to

**Drawing Room** 9.92m (32ft) x 4.90m (15ft 10in) Impressive reception room with a striking double height vaulted ceiling and enjoying a triple aspect. Two ceiling lights. Two radiators. Feature fireplace with stone surround, inset wood burning stove and tiled hearth. Exposed floorboards. TV point. Door to

**Study** 4.18m (13ft 6in) x 3.90m (12ft 7in) Double glazed rear facing window. Ceiling light. Radiator. Tiled floor. Door to

**Inner Hall** Ceiling light. Radiator. Stairs to first floor with understairs storage cupboard. Door to outside. Doors to







**Cloakroom** Double glazed window. Ceiling light. Vanity wash hand basin with cupboard below. Low level WC. Part panelled walls.

**Dining Room 5.55m (17ft 11in) x 3.41m (11ft)** Front facing window. Ceiling light. Radiator. Feature fireplace with wooden surround and slate hearth. Stable door to outside. Open to

**Kitchen 4.11m (13ft 3in) x 3.07m (9ft 11in)** Fitted with a contemporary range of bespoke made wall and floor mounted units with work surface over and tiled surrounds. Inset double Belfast sink. Integrated **DISHWASHER** and **FRIDGE FREEZER**. Smeg electric **COOKER** with 6 ring gas **HOB** and cooker hood over. Space and plumbing for washing machine. Double glazed side facing window. Recessed spotlights. Wall lights.

**Snug 5.45m (17ft 7in) x 4.00m (12ft 11in)** Front facing window. Two ceiling lights. Radiator. Feature open fireplace with wooden surround and slate hearth. TV point. Door to outside.

**First Floor Landing** Ceiling light. Access to loft space. Airing cupboard housing hot water cylinder. Doors to

**Bedroom 1 4.70m (15ft 2in) x 3.10m (10ft)** Double glazed side facing window. Ceiling light. Radiator. Built in wardrobe with hanging rail and housing wall mounted Worcester gas fired boiler.

**Bedroom 2 4.03m (13ft) x 3.44m (11ft 1in)** Front facing window overlooking the garden. Ceiling light. Radiator.

**Bedroom 3 4.00m (12ft 11in) x 3.35m (10ft 10in)** Front facing window overlooking the garden. Ceiling light. Radiator.

**Bedroom 4 4.16m (13ft 5in) x 3.18m (10ft 3in)** Double glazed rear facing window. Ceiling light. Radiator. Feature upholstered panelled wall.

**Bedroom 5/Dressing Room 2.94m (9ft 6in) x 1.89m (6ft 1in)** Velux roof light. Ceiling light. Radiator.

**Family Bathroom** Suite comprising panel bath with electric shower over and shower screen. Pedestal wash hand basin. Low level WC. Double glazed rear facing window. Ceiling light. Shaver socket. Ladder style towel rail. Tiled walls.

**Outside** Hope End School House is approached by a wide newly gravelled driveway leading to a generous area of parking with turning area. The gravelled driveway extends to an additional area of parking with a large concrete hardstanding, which could be suitable for the erection of a garage (subject to the necessary consents being obtained).

The grounds belonging to Hope End School House, which extend to approximately **TWO THIRDS OF AN ACRE**, are incredibly private and enjoy a sunny south west facing aspect surrounded by mature trees. There are large areas laid to lawn with two attractive paved seating terraces, ideal for outside dining and entertaining. There are established shrub and plant borders providing pockets of interest and splashes of colour throughout the grounds.

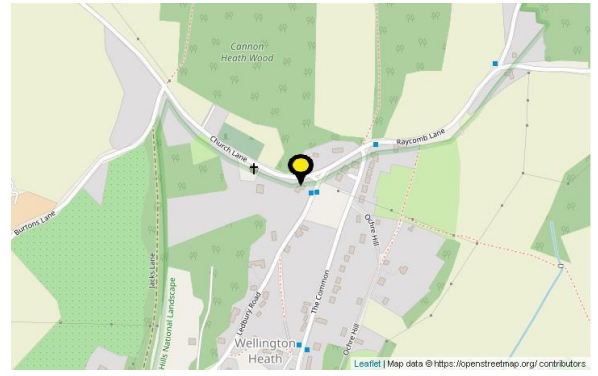
A paved courtyard lies to the eastern side of the property, providing a useful storage area. From here there is access to **TWO LARGE SHEDS**, both with power and light connected.

#### AGENTS NOTE

We have been advised that listed buildings consent was granted in July 2022 for a proposed partition to create a ground floor shower room and proposed new mezzanine floor with staircase. Application number 221486.

## Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and The Homend. Continue over the traffic lights at Tesco and then bear right by the railway station onto the B4214 Bromyard Road. Proceed for a short distance and take the first right signed to Wellington Heath. Proceed through the village and on reaching the T-Junction at the top of the hill, turn right onto Church Lane and Hope End School House can be found immediately on the left hand side.



## Services

We have been advised that mains services are connected to the property. Superfast 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.

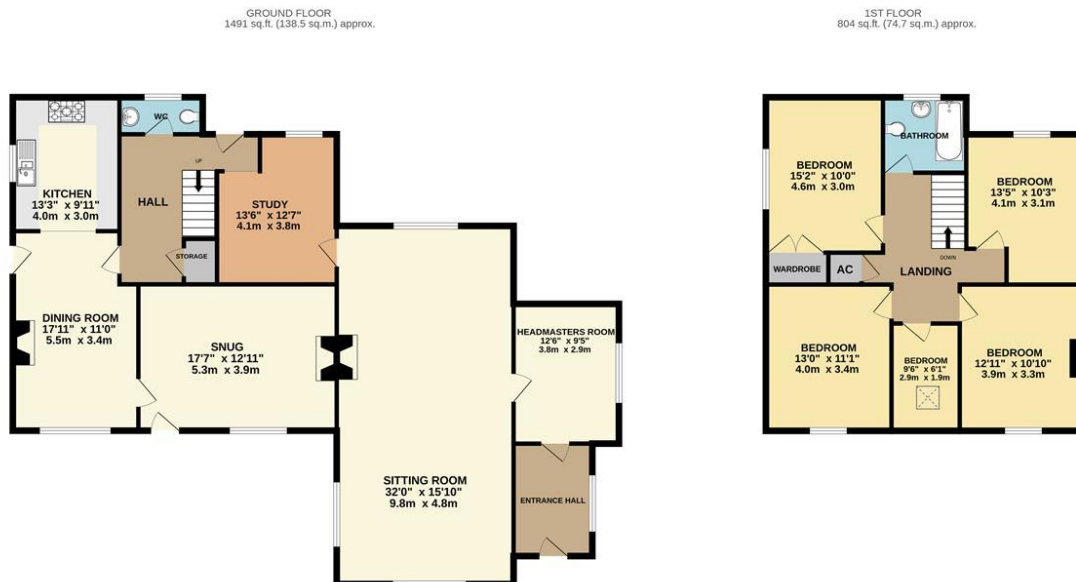
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, 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).

## EPC

The EPC rating for this property is E (51).



TOTAL FLOOR AREA : 2294 sq.ft. (213.1 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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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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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.

