

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A RARE OPPORTUNITY TO PURCHASE A MOST EXTRAORDINARY LISTED TOWN HOUSE SITUATED WITHIN THE MUCH SOUGHT AFTER DEVELOPMENT OF LEDBURY PARK OFFERING EXCEPTIONAL FOUR DOUBLE BEDROOMED ACCOMMODATION WITH TWO GENEROUS RECEPTION ROOMS, DINING KITCHEN, TWO ALLOCATED PARKING SPACES, PRIVATE COURTYARD AND USE OF COMMUNAL GROUNDS.

INTERNAL INSPECTION HIGHLY RECOMMENDED. EPC E.

10 Ledbury Park – Guide Price £745,000

Ledbury, Herefordshire, HR8 1LF



10 Ledbury Park

Location & Description

Ledbury Park is within walking distance of the thriving and expanding town of Ledbury, which has a range of local facilities and amenities 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 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town. The town enjoys a wide rural catchment area, as well as an increasing tourist trade.

Property Description

Ledbury Park is a quiet and peaceful exclusive courtyard development situated in the heart of the town, steeped in a fascinating and well documented history. It is understood that the original house dates back to the 16th Century and was a former gentleman's residence. During the 1800's, substantial renovations were carried out by the renowned Biddulph family with influences being drawn from the Arts and Crafts movement, which can still be seen today. During World War II, the house was used by evacuee children and in 1950 the house and estate were sold to a stationery business before being developed and renovated in 1997/98 into 17 individual homes.

10 Ledbury Park is located within the original mansion house and carries both a Grade I and Grade II listing. The house has been lovingly maintained by the current owner with due care and attention being given to preserve the property's historical integrity. The house boasts a wealth of period features, which highlight the craftsmanship of its era including extensive oak panelling to the walls, an impressive staircase, exposed ceiling beams, solid oak doors, exposed floorboards and deep skirting boards. The windows allow an abundance of natural light, which flows throughout the house with intricate lead lattice detailing and a particularly striking lantern style roof light in the dining hall.

The accommodation is exceptional in both its size and grandeur, emphasised at ground floor level through double height ceilings with beautifully corniced detailing. The house has an imposing approach with a solid oak door opening into a vestibule, with illustrative stained glass panels, which in turn leads to an impressive dining hall. From here doors lead to an elegant drawing room measuring over 32ft in length, which enjoys a south facing aspect with views across the communal garden and parkland beyond. An inner hall gives access to a cloakroom and a large dining kitchen with bespoke fitted units. Located in the oldest part of the house is a rear porch with a quarry tiled floor and door leading to a private courtyard garden. A sweeping staircase from the dining hall leads to a galleried landing and in turn to the master bedroom with a large picture window and en suite shower room. The landing extends to three further double bedrooms, family bathroom and separate WC.

Outside, the property benefits from two allocated parking spaces with further visitor parking available within the courtyard. To the rear of the property there is a private courtyard providing an ideal seating area with access to a further area of manicured garden, which is laid to lawn and leads to an established parkland. For those who enjoy the outdoors, Ledbury Park sits on the edge of a variety of paths that lead to Conigree Wood and beyond.

With so much on offer the agents strongly recommend an internal inspection to appreciate all that this property has to offer.

The accommodation with approximate dimensions is as follows:

Vestibule Approached by a striking solid oak door with opaque glazed leaded window side panels. Exposed ceiling timbers with ornate ceiling rose, full height oak panelled walls, radiator, tiled floor. Internal solid oak door with intricate stained glass panels leading to

Dining Hall 8.55m (27ft 7in) x 4.70m (15ft 2in) A beautifully appointed room with a feature lantern style roof light allowing natural light to flood through. Double height ceiling with painted ceiling timbers, central light, wall lights, extensive oak panelled walls with carved decorative detailing, two radiators, useful storage cupboard. Impressive original solid oak staircase leading to the first floor with an understairs storage cupboard. Door leading to an Inner Hall (described later). Twin doors leading to

Drawing Room 9.97m (32ft 2in) x 5.97m (19ft 3in) An impressive room enjoying a south facing aspect with a large secondary glazed picture window overlooking the adjoining grounds. Double height ceiling, cornicing, central





light, wall lights, feature original marble fireplace with ornate detailing and inset gas coal effect fire with a tiled hearth, half height painted panelled walls, two radiators, TV point, exposed floorboards, deep skirting boards. Door to

Rear Porch Located in the oldest part of the house carrying a Grade I listing with a double height ceiling, ceiling light, useful storage cupboard, radiator, quarry tiled floor. Solid oak door to outside with window above. Steps up to

Inner Hall Also approached from the Dining Hall with a double height ceiling, feature wooden corning and internal window. Central light, space for coat hooks, wall lights, radiator, newly laid carpet. Solid oak door to front with window above. Doors to

Cloakroom Two opaque glazed front facing windows with secondary glazing, central light, feature wall corbel, radiator, deep skirting boards. Door to

WC Front facing opaque glazed window with secondary glazing, ceiling light, painted panelled walls, wash hand basin with tiled splashback, low level WC.

Dining Kitchen 6.09m (19ft 8in) x 6.07m (19ft 7in) Fitted with a comprehensive range of bespoke wall and floor mounted units with work surfaces over and tiled surrounds. Inset double Belfast sink with storage cupboards below. Tall unit housing eye level electric Stoves **OVEN** and **GRILL** and a separate four ring gas HOB with cooker hood over. Integrated Bosch **WASHING MACHINE** and **FRIDGE FREEZER**. Further cupboard housing two gas fired Potterton central heating boilers. Two rear facing windows with secondary glazing and deep sills enjoying a pleasant outlook across the adjoining grounds, front facing secondary glazed window onto the communal courtyard, corning, ceiling lights, two radiators, built in bookcase with cupboard below, flueless Burley gas wood-effect stove on a raised tiled hearth, deep skirting boards.

Galleried First Floor Landing Approached by a solid oak staircase creating an impressive focal point with half height oak panelled walls. Front facing opaque glazed windows with secondary glazing, feature wooden corning, ceiling lights, radiator, deep skirting boards. Airing cupboard housing hot water cylinder with slatted shelving. Doors to

Master Bedroom 6.59m (21ft 3in) x 5.94m (19ft 2in) An elegant room enjoying a south facing aspect with a striking secondary glazed bay window affording views across the grounds with a deep window seat. Corning, ceiling lights, wall lights, dado rail, radiator, TV point, exposed floorboards, deep skirting boards. Door to

En Suite Shower Room Comprising large walk in shower enclosure with mixer tap shower and panelled wall surrounds, pedestal wash hand basin, low level WC. Part opaque glazed rear facing window, ceiling light, extractor fan, access to large attic space (with potential to convert subject to the necessary permissions), radiator, part tiled walls, deep skirting boards.

Bedroom 2 5.94m (19ft 2in) x 4.31m (13ft 11in) Side facing sash window, corning, central light, access to attic space, wall lights, dado rail, radiator, exposed floorboards, deep skirting boards.

Bedroom 3 4.99m (16ft 1in) x 2.89m (9ft 4in) Rear facing window with a deep sill overlooking the grounds, corning, ceiling light, wall lights, dado rail, radiator, exposed floorboards, deep skirting boards.

Bedroom 4 4.96m (16ft) x 3.20m (10ft 4in) into chimney breast recess Rear facing window with a deep sill overlooking the grounds, corning, ceiling light, wall lights, dado rail, radiator, exposed floorboards, deep skirting boards. It should be noted that bedrooms 3 and 4 are only divided by a stud partition wall and were originally configured to be one large bedroom.

Family Bathroom Suite comprising panelled bath with hand held telephone style shower attachment, walk in shower enclosure with electric Triton shower and tiled surrounds, pedestal wash hand basin, low level WC. Opaque glazed front and side facing windows with secondary glazing, ceiling light, extractor fan, shaver socket, radiator.

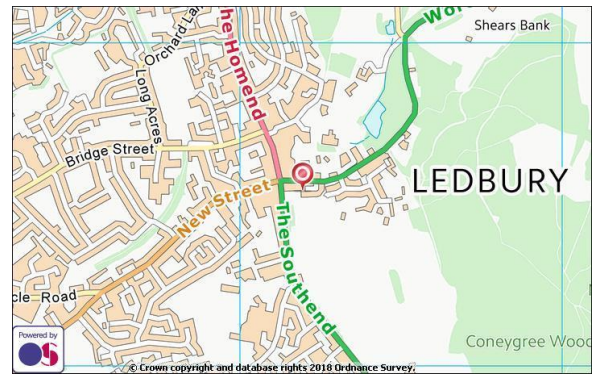
Separate WC Serving bedrooms 3 and 4 with a side facing sash window with secondary glazing, wash hand basin, bidet, low level WC. Ceiling light, extractor fan, feature moulded arch, half height tiled walls, radiator.



Outside

The property is approached across a communal courtyard which has electronically controlled vehicular gates and a pedestrian access. To the front of the property there is a deep gravelled shrub border with two allocated parking spaces. Further visitor parking is available within the courtyard. To the rear of the property there is a private part walled gravelled courtyard area enjoying a south facing aspect providing an ideal seating area with a mature shrub border. From here there is access onto a manicured lawn with an adjoining parkland, which is shared with 5 other residents together with a large shed.

The property further benefits from access to a mature and well maintained communal garden with a drying area.



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 infer 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 verification) that the property is Leasehold. The property is held on a 999 year lease from 1999. The ground rent is £50pa and the annual service charge for 2025 will be approximately £9,000, which is payable half yearly. The service charge covers general outside maintenance, gardener for the communal grounds, external redecoration, window cleaning, re-roofing and site insurance. The freehold is owned by the management company (Ledbury Property Company Ltd) and all 17 households have a share in it.

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

EPC The EPC rating is E (42).



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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.

