

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



ENJOYING AN OUTSTANDING PRIVATE SETTING WITH UNINTERRUPTED VIEWS AN ATTRACTIVE COUNTRY HOME WITH SCOPE FOR FURTHER UPGRADING OFFERING FOUR BEDROOMS, TWO ENSUITE SHOWER ROOMS, THREE RECEPTION ROOMS INCLUDING IMPRESSIVE OPEN-PLAN KITCHEN/FAMILY/LIVING SPACE, SUBSTANTIAL GARAGE, FURTHER OUTBUILDINGS AND LARGE MATURE GARDEN APPROX. 1.5 ACRES. EPC D

## The Sladd - Guide Price £1,050,000

Putley, Ledbury, Herefordshire, HR8 2RD

 4  3  3





# The Sladd

## Location & Description

The Sladd occupies an outstanding and tranquil rural location within the charming parish of Putley.

The parish of Putley and neighbouring villages form part of the "Woolhope Dome" which preserves and enhances the high-value landscape of this area. The area is renowned for its beautiful, unspoilt, and timeless appeal with the surrounding countryside characterised by orchards, traditional farms and wooded hills. This area offers a sought-after rural idyll combined with excellent communication links to the rest of the country.

Conveniently positioned enjoying easy access to the city of Hereford (approximately 10 miles) and the popular town of Ledbury (approximately 5 miles), which offers a good range of facilities and amenities. The M50 motorway is available 4 miles to the south of Ledbury bringing The Midlands and South West into easy travelling distance.

## Property Description

Originally built in 1929 by the successful architect Edgar Llewellyn Edward for his daughter, The Sladd occupies an enviable elevated position with uninterrupted views across the lovely east Herefordshire countryside, taking in the Malvern Hills, Cotswold Hills and May Hill.

The property offers over 3000 sqft of accommodation with the ground floor providing versatility in its layout with three reception rooms and a large extension, added in 2015, creating an excellent open-plan entertaining space with five-panel bi-fold doors opening onto the south facing garden terrace, incorporating the kitchen, dining and sitting room with underfloor heating and a wood burning stove. In addition there is a large utility room (previously the kitchen), conservatory, playroom and cloakroom which could be remodelled.

To the first floor is a generous landing with French doors opening onto a large roof terrace with a glass balustrade, four good sized double bedrooms, the principle bedroom and second bedroom both benefit from en-suite shower rooms and there is a family bathroom.

Outside the property is approached through double gates with access to a generous driveway, in turn leading to the substantial garage block. There is a new three-bay stable block and concrete yard which has separate access from the lane.

The property is framed by mature gardens laid mainly to lawn with trees and shrubs.

**THE CURRENT OWNERS HAVE HAD PLANNING PERMISSION GRANTED FOR A SCHEME OF FURTHER ENHANCEMENTS TO THE PROPERTY ALONG WITH A BESPOKE GARDEN DESIGN, ARCHITECT'S DRAWINGS ARE AVAILABLE FROM THE AGENT UPON REQUEST.**

**PLANNING APPLICATION VIA HEREFORDSHIRE COUNCIL - P233206/FH**

Available with no onward chain, the Agent highly recommends an early inspection to appreciate this interesting home and wonderful location.

Accommodation with approximate dimensions as follows:

### Covered Porch

With outside light. Step up to:

### Reception Hall

With traditional wooden front door. Tiled flooring. Leaded window to front. Stairs to first floor. Latch door to:

### Cloakroom

With WC and wash hand basin. Tiled floor. Leaded window to front. Ceiling light.

### Dining Hall 4.26m (13ft 9in) x 3.66m (11ft 10in)

With leaded windows to front. Exposed floorboards. Fireplace. Radiator.

### Utility Room 5.19m (16ft 9in) x 3.54m (11ft 5in)

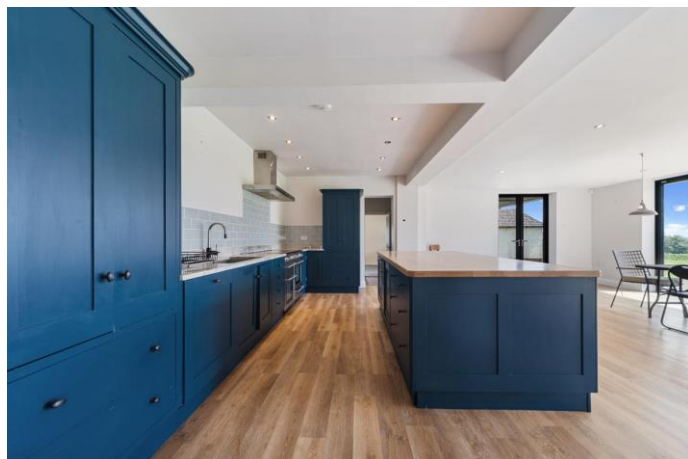
With windows to front and side. Original quarry tiled floor. Fitted with a range of base and eye level units. Belfast style sink with granite work surfaces over. Glazed panelled door to :

### Conservatory/Bootroom 4.44m (14ft 4in) x 2.71m (8ft 9in)

With French doors and windows to front. Tiled floor. Plumbing for washing machine.

### Drawing Room 6.61m (21ft 4in) x 4.88m (15ft 9in)

With triple aspect leaded windows with French doors opening on to the terrace. Original parquet flooring. Open fire. Two radiators. Fitted storage unit. Wall light fittings.





**Open-plan Kitchen/Dining/Family Room 10.64m (34ft 4in) x 7.49m (24ft 2in)**

Extended in 2014 creating an excellent entertaining space. Underfloor heating. 5 panel bi-fold doors opening on to the south-facing terrace with views over the garden and countryside beyond. Locally made painted wooden kitchen with island unit and granite work surfaces with inset one and a half bowl sink. Integrated dishwasher. RANGEMASTER electric range cooker with induction hob. Ceiling down lights. Living area with wood burning stove.

**WC**

With WC and wash hand basin. Wood effect flooring. Ceiling down lights. Extractor fan.

**Study/Play Room 4.99m (16ft 1in) x 3.28m (10ft 7in)**

With windows to side and rear. Radiator. Carpet. Two pendant light fittings.

**First Floor Landing**

With French doors leading on to a large roof terrace with views over the garden. Radiator. Carpet covering original floor boards. Two pendant light fittings. Access to partially boarded roof space with drop down ladder. Airing cupboard housing water pump. Doors to:

**Master Bedroom 5.14m (16ft 7in) x 5.04m (16ft 3in)**

With double glazed windows to rear enjoying far reaching views. Window seat with storage. Fitted wardrobes. Radiator. Carpet covering original floor boards. Ceiling down lights. Door to:

**En-Suite Shower Room 5.14m (16ft 7in) x 5.04m (16ft 3in)**

Re-fitted with a walk-in shower with raindrop shower and hand held attachment. Vanity unit with WC and wash hand basin with mixer tap. Double glazed window to rear. Tiled flooring. Ceiling down lights. Extractor fan.

**Bedroom 2 4.26m (13ft 9in) x 3.72m (12ft)**

Leaded windows and door opening onto roof terrace. Fireplace. Radiator. Carpet covering original floor boards. Pendant light fitting. Door to:

**En-Suite Shower Room**

With walk-in shower with raindrop shower and hand held attachment. WC and wash hand basin. Ladder radiator. Tile effect flooring.

**Bedroom 3 4.16m (13ft 5in) x 3.30m (10ft 8in)**

With double glazed windows to rear with lovely views. Fireplace. Fitted cupboards. Radiator. Carpet covering original floor boards. Pendant light fittings.

**Bedroom 4 3.72m (12ft) x 3.54m (11ft 5in)**

With double glazed window to side. Fireplace. Fitted cupboard. Radiator. Carpet covering original floor boards. Pendant light fitting.

**Bathroom**

Re-fitted with panelled bath, WC and wash hand basin. Part tiled walls. Tiled flooring. Ladder radiator. Two double glazed windows to rear. Ceiling down lights.

**Outside**

The property is approached through wrought iron gates leading to a large gravelled driveway with turning area giving access to the large detached garage 41'19' x 22'2' with pedestrian door, light and power. On the boundary edge is a new three-bay stable block with automatic lights and power, a further store 25'6' x 8'1' with power and water and a concrete yard with separate gated access from the lane.

**Gardens**

The Sladd is framed by mature gardens laid mainly to lawn with trees and shrubs; a paved seating area to the rear is a lovely place to sit and enjoy the wonderful far reaching views towards May Hill and the Cotswold Hills.

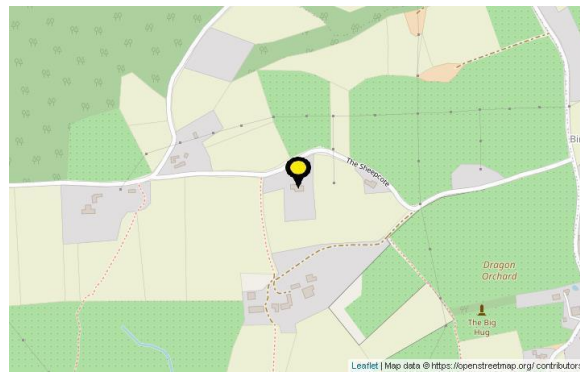




## Directions

Proceed out of Ledbury on the A438 Hereford Road. Continue over the traffic lights at the Trumpet crossroads and turn left at Poolend signed Pixley, Putley Green and Aylton. Continue straight on signposted to Putley Common and Woolhope. Proceed for approx 0.6 of a mile and turn left onto The Sheepcote. Continue for a short distance and the driveway to the property will be found on the right hand side.

WHAT3WORDS: SERIOUS.OPERATION.REPAID



## Services

We have been advised that mains electricity is connected to the property. Water is via a bore hole and private drainage is via a septic tank. Central heating is via a ground source heat pump. 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.

## Council Tax

COUNCIL TAX BAND "G"

## EPC

The EPC rating for this property is D (56).



IMAGE SHOWING PROPOSED ALTERATIONS



**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.