

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A well presented unusual barn conversion set in courtyard development in glorious rural location comprising: Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom, large storage cupboard, Galleried Landing with Cathedral type window, Master Bedroom with En-Suite Shower Room and dressing area, Two further double bedrooms with fitted wardrobes. Bathroom with corner bath. Oil Central Heating. Patio and Parking. Non-smokers only. Children and pets by negotiation. Stables and Land may be available by separate negotiation. Council Tax Band - E. Available now. Contact Ledbury Office. (Additional charge of £25 for water and sewerage)

£1,250 Per Month

Dawn Run Cottage, Wellington Heath, Ledbury, Herefordshire, HR8 1JQ



Wellington Heath, Ledbury

A well presented unusual barn conversion set in courtyard development in glorious rural location comprising: Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom, large storage cupboard, Galleried Landing with Cathedral type window, Master Bedroom with En-Suite Shower Room and dressing area, Two further double bedrooms with fitted wardrobes. Bathroom with corner bath. Oil Central Heating. Patio and Parking. Non-smokers only. Children and pets by negotiation. Stables and Land may be available by separate negotiation. Council Tax Band - E. Available now. Contact Ledbury Office. (Additional charge of £25 for water and sewerage)

Directions

From the Ledbury office, take the Bromyard Road out of town. Take the first turn right to Wellington Heath. Continue along the lane for a few miles. Turn right at the Oak tree in the village centre. Passing The Swallows on the right-hand-side. After a short distance the property will be found on the right-hand side, sign posted Hopend Stables.

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 by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D.

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.



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.