

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A STRIKING DETACHED GRADE II LISTED HALF TIMBERED COUNTRY HOUSE SITUATED IN AN EDGE OF VILLAGE LOCATION WITH SUPERB VIEWS ACROSS OPEN COUNTRYSIDE COMPRISING FOUR BEDROOMS (TWO EN SUITES), THREE PRINCIPAL RECEPTION ROOMS, AMPLE DRIVEWAY PARKING, DETACHED STONE BUILT GARAGE, CARPORT, WORKSHOP AND BEAUTIFUL GROUNDS EXTENDING TO APPROXIMATELY THREE ACRES INCLUDING A TENNIS COURT AND WOODLAND.

EPC (TBC)

Woodmans - Guide Price £750,000

Bosbury, Ledbury, Herefordshire, HR8 1JX

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Woodmans

Location & Description

Woodmans enjoys a convenient position almost equidistant between the two villages of Bosbury and Cradley. The popular village of Bosbury has a primary school, church, village hall and public house and Cradley itself includes a doctor's surgery, a butchers shop with a general stores and another primary school. Ledbury is approximately 4 miles away and has a wide range of facilities and amenities including a mainline railway station. The M50 motorway is four miles to the south of Ledbury. The property is strategically placed for access to a number of major centres including the cities of Worcester (12 miles), Hereford (17 miles), Cheltenham (32 miles), Birmingham (44 miles) and the town of Malvern (7 miles). In Malvern itself there is an excellent range of facilities including Waitrose supermarket, shops and banks, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Malvern also has two railway stations and Junction 7 of the M5 motorway at Worcester is only about ten miles away. The area is also renowned for its educational facilities including a variety of highly regarded primary state and private schools (notably Malvern College and Malvern St James School as well as The Downs and Elms Preparatory Schools).

Property Description

Believed to date back to the 17th century, Woodmans is a striking detached Grade II Listed country house which has been extended by the current owners in both the early 1980's and 1990's to create the family home that it is today. Stepped in history, the house has a wealth of period features including a half timbered and rendered façade, exposed ceiling and wall beams throughout and a number of original leaded windows with ornate monkey tail handles and openings. The accommodation on the ground floor boasts an impressive drawing room with a dining area, which enjoys a view across the grounds from every aspect. The drawing room opens into the sun room, which forms part of one of the extensions and benefits from wooden double glazed windows and patio doors. There is also a study with a separate cloakroom and a snug, which serves as a cosy evening room with a distinctive fireplace and inset wood burning stove. Both of these rooms lead into the breakfast kitchen, which also benefits from having been extended and provides ample space with further potential. A staircase with wooden balustrades leads to the first floor giving access to four bedrooms (two with en suites) and a family bathroom.

One of the great strengths of Woodmans is its wonderful setting enjoying an edge of village location surrounded by the beautiful Herefordshire countryside with far reaching views toward the Malvern Hills. The grounds of Woodmans extend to approximately three acres comprising manicured lawns with areas of natural wild garden and fine mature trees. The house sits almost within the middle of the grounds and has been designed to make the most of its position with a number of strategically placed seating areas to follow the sun as it moves around. For those who enjoy outdoor pursuits there is also a tennis court.

The rooms with approximate dimensions are as follows:

Entrance Hall Ceiling light, feature exposed ceiling and wall beams, useful understairs storage cupboard. Stairs to first floor. Doors to

Dining Room 4.03m (13ft) x 3.46m (11ft 2in) Front and rear facing windows, double glazed patio doors onto an attractive paved seating area, feature exposed ceiling and wall beams. Open through to

Drawing Room 5.11m (16ft 6in) x 4.96m (16ft) Bright and airy room with windows overlooking the garden, double glazed patio doors leading to outside. Feature exposed ceiling and wall beams, striking built in bookcase, cast iron Coalbrooke wood burning stove with a tiled hearth, telephone point. Door leading to

Sun Room 2.66m (8ft 7in) x 5.11m (16ft 6in) Flooded with natural light through a bank of double glazed windows and patio doors enjoying a wonderful outlook across the garden and adjoining countryside. Recessed spotlights, tiled floor.

Snug 4.18m (13ft 6in) max x 5.50m (17ft 9in) max L-shaped room currently used as a snug/evening room with original crittall windows overlooking the garden, feature exposed ceiling and wall beams, fireplace with wooden mantle and tiled hearth with inset Clearview wood burning stove, TV point, telephone point. Door to Kitchen (described later).





Study 3.35m (10ft 10in) x 4.80m (15ft 6in) Windows overlooking the garden, door to outside. Ceiling light, radiator, central heating thermostat, built in bookcase and shelving, exposed floorboards. Door to

Cloakroom Window, ceiling light, low level wc, wall hung wash hand basin with tiled splashback, coat hooks and shelving.

Breakfast Kitchen 5.78m (18ft 8in) x 4.88m (15ft 9in) Spacious breakfast kitchen fitted with a comprehensive range of floor and wall mounted units with tiled work surface over and tiled surround. Integrated eye level Neff **OVEN** and **GRILL**, AEG electric induction **HOB**, space for fridge, space for freezer, space for dishwasher, space for washing machine, double stainless steel sink drainer unit. Ceiling lights, feature exposed wall beams, three radiators, plinth radiator, TV point, telephone point, tiled floor. Door to outside.

First Floor Landing Feature exposed ceiling and wall beams, ceiling lights, access to loft space. Walk in storage cupboard with two hot water cylinders, slatted shelving and light. Doors to

Master Bedroom 7.33m (23ft 8in) max x 5.37m (17ft 4in) max

L-shaped room. Bright and airy dual aspect bedroom with double glazed windows enjoying far reaching views toward the Malvern Hills and across adjoining countryside. Access to loft space, exposed wall beams, radiator, TV point, comprehensive range of built in wardrobes with hanging rails and shelving. Door to

En Suite Bathroom Double glazed window with views across adjoining countryside. White suite comprising panel bath with tiled surround and Mira shower over with raindrop shower head, low level WC, Heritage pedestal wash hand basin with mirror over and vanity lights. Recessed spotlights, extractor fan, radiator, electric Dimplex heater, airing cupboard with slatted shelving, matching built in cupboard with further shelving.

Bedroom 2 4.16m (13ft 5in) x 3.85m (12ft 5in) Dual aspect enjoying far reaching views towards the Malvern Hills and across adjoining countryside, feature exposed ceiling and wall beams, radiator. Door to

En Suite Bathroom Window overlooking the garden, suite comprising panel bath with tiled surround and electric Triton thermostatic power shower over, low level WC, wall hung wash hand basin with mirror over and vanity lights, shaver socket. Recessed spotlights, access to loft space, traditional savoy heated towel rail radiator, built in cupboard with hanging rail, shelving and storage cupboard above.

Bedroom 3 3.56m (11ft 6in) x 2.92m (9ft 5in) Window overlooking the garden, feature exposed ceiling and wall beams, radiator.

Bedroom 4 2.48m (8ft) plus bookcase x 2.58m (8ft 4in) Currently used as an office. Window overlooking the garden, feature exposed wall beams, radiator, built in bookcase with storage cupboards above.

Family Bathroom Window overlooking the garden, suite comprising panel bath with hand held shower attachment and tiled surround, low level WC, wall hung wash hand basin with tiled splash back and mirror over, shaver socket. Recessed spotlights, exposed wall beams, radiator.

Outside

The property is approached by a long sweeping gravelled driveway flanked on either side by large areas of lawns, mature shrubs and some particularly fine trees. The drive leads to a generous area of parking for several vehicles and to a wooden **CARPOR** with an adjoining workshop, which has ample shelving, power and light. Adjacent to here there is a wood store, chicken pen and a vegetable patch. There is also a detached stone built **GARAGE**, which has the benefit a separate access from the road, with power and light.

The grounds of Woodmans extend to approximately **THREE ACRES** and comprise vast areas of lawns with various colourful borders of spring bulbs and mature planting. An attractive patio area sits adjacent to the kitchen where there is a boiler cupboard housing a Worcester gas fired boiler. The patio area extends around to the side of the property where there is a beautiful crawling wisteria and another seating area from where views across adjoining countryside can be enjoyed. A particular feature of the grounds is a **TENNIS COURT**. The remainder of the grounds consist of mature trees, which provide a haven for wildlife and a canopy of shade from the rest of the garden.



Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Bear right at the railway station on to the B4214 Bromyard Road and continue out of Ledbury. Proceed through the village of Bosbury, passing the church and Bosbury House on the right. On leaving the village there is a double S-bend and on the second bend Woodmans is the first property on the right hand side, set back from the road.

What3Words: confirms.drawn.layered



Services We have been advised that mains electricity, gas and water are connected to the property. Drainage is to a private system. 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 confirmation) that the property is freehold.

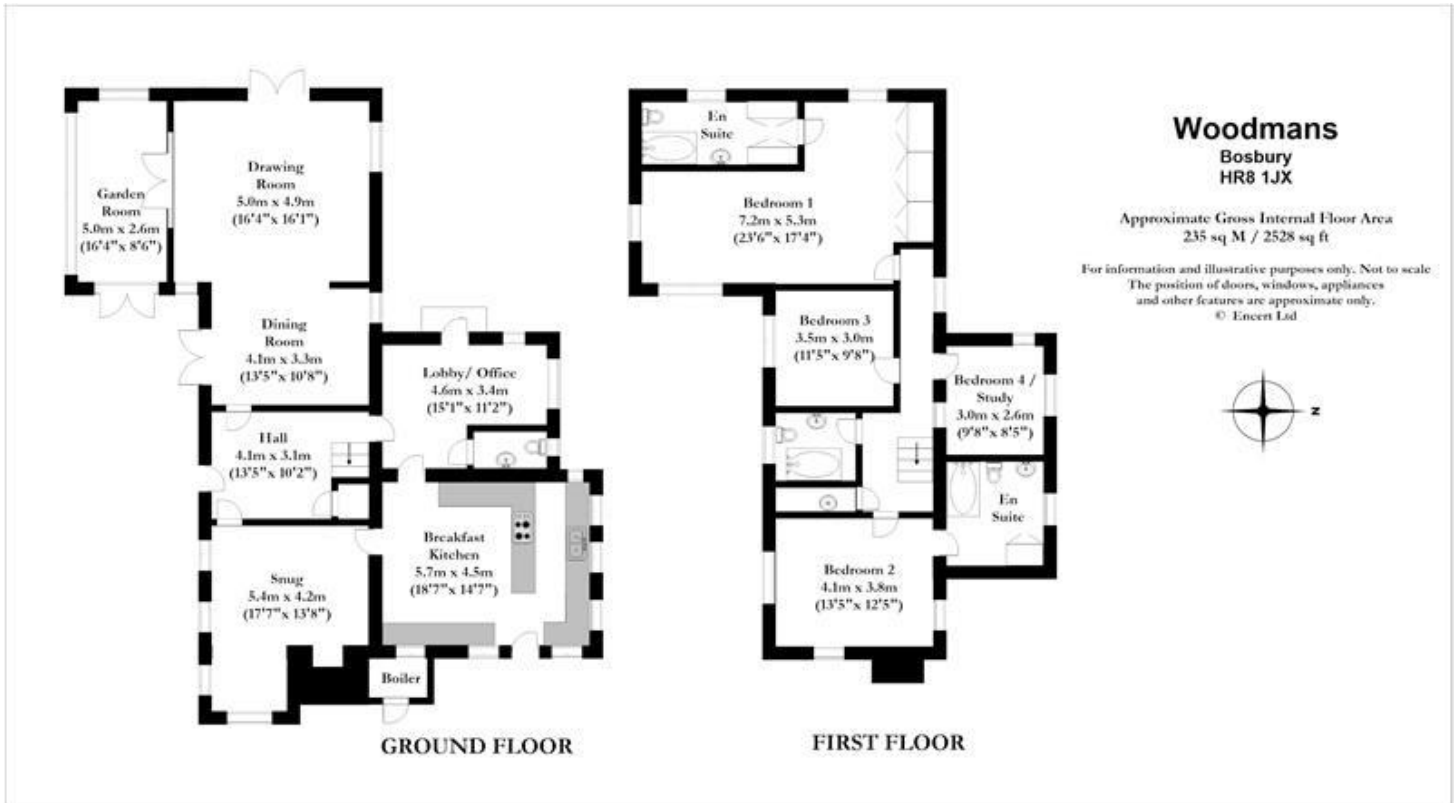
General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective 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 for this property is TBC.



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