

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST IMPRESSIVE LISTED PERIOD TOWNHOUSE FORMING PART OF AN EXCLUSIVE COURTYARD DEVELOPMENT IN THE HEART OF LEDBURY OFFERING SPACIOUS FOUR BEDROOMED ACCOMMODATION ARRANGED OVER THREE FLOORS WITH TWO ALLOCATED PARKING SPACES AND USE OF COMMUNAL GARDENS.

EPC D.

## The Corner House - Guide Price £595,000

13 Ledbury Park, Ledbury, Herefordshire, HR8 1LF





# The Corner House

## 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 an exclusive development situated in the heart of the town and has a fascinating history. The original house is understood to date back to the 16th century with substantial renovations carried out in the Arts and Crafts style in the 1800's by the Biddulph family. In 1997/98 the house was renovated and divided into impressive Grade I and Grade II listed town houses.

The Corner House itself benefits from gas fired central heating and secondary glazing. It contains many interesting period features including leaded light windows and wonderful oak panelling.

Arranged over three floors, the spacious accommodation on the ground floor comprises an entrance vestibule, reception hall, a superb oak panelled sitting room, large fitted dining kitchen with walk in pantry and access to a useful cellar room. On the first floor there is a master bedroom with an en suite bathroom and large walk in wardrobe, a second bedroom and a family bathroom. On the second floor, a landing gives access to a further bedroom with an en suite shower room and walk in wardrobe and a fourth double bedroom.

Outside, there are two allocated parking spaces within the courtyard and the property has the use of the communal gardens.

The accommodation with approximate dimensions is as follows:

### Entrance Vestibule

With glazed front door and surrounds, and feature flagstone floor.

### Reception Hall

With single radiator. Telephone point. Attractive staircase to first floor.

### Sitting Room 4.80m (15ft 6in) x 4.59m (14ft 10in)

Enjoying a pleasant double aspect with leaded light windows to front and side. Double radiator. Single radiator. TV aerial point. Exposed ceiling timbers. Superb oak panelling.



### **Large Dining Kitchen 7.69m (24ft 10in) x 5.45m (17ft 7in) maximum**

Fitted with a range of modern units comprising stainless steel one and a half bowl sink unit with base unit under. Further base units. Drawer packs. Wall mounted cupboards. Glass fronted cabinets. Peninsular bar. Work surfaces with tiled surrounds. Built-in stainless steel OVEN with 4-ring gas HOB and integral extractor hood over. Fitted AGA (which is currently not operational). Double radiator. Two leaded light windows to front. Window to rear. Exposed ceiling timbers. Access to cellar room.

### **Walk In Pantry**

With fitted shelving. Wall mounted central heating boiler. Window to rear.

### **Cellar Room 5.81m (18ft 9in) x 5.24m (16ft 11in) maximum**

With laminate floor. Windows to front and side.

### **First Floor Landing**

With feature oak panelling. Single radiator. Stairs to second floor.

### **Master Bedroom 5.32m (17ft 2in) x 4.62m (14ft 11in)**

Incorporating an inner landing area with double radiator, leaded light window to front and a useful walk-in wardrobe/box room with hanging space and shelving, two downlighters and leaded light window to front.

The bedroom itself has a single radiator, telephone point, built-in cupboard with shelving, coving and window to rear.

### **Ensuite Bathroom**

With white suite comprising panelled bath with ornate mixer tap and shower attachment. Wash hand basin. WC. Tiled surrounds. Shaver light point. Heated towel rail. Window to rear.

### **Bedroom 2 5.06m (16ft 4in) x 4.88m (15ft 9in)**

Enjoying a pleasant double aspect with windows to front and side. Feature fireplace surround. Two double radiators. Dado rail. Coving. Large airing cupboard with hot water cylinder.

### **Family Bathroom**

With white suite comprising panelled bath with ornate mixer taps and shower attachment. Wash hand basin. WC. Tiled surrounds. Shaver light point. Ventilator. Single radiator.

### **Second Floor Landing**

With feature oak panelling. Access to roof space. Windows to front and rear.

### **Bedroom 3 6.61m (21ft 4in) x 5.35m (17ft 3in) maximum**

With single radiator. Five ceiling downlighters. Leaded light windows to front. Large walk-in wardrobe/dressing room with single radiator.

### **Ensuite Shower Room**

With large tiled shower cubicle. Wash hand basin. WC. Tiled surrounds. Single radiator. Two ceiling downlighters. Leaded light window to front.

### **Bedroom 4 5.32m (17ft 2in) x 4.83m (15ft 7in) maximum**

With single radiator. Leaded light window to front with fine elevated outlook towards Ledbury clock tower.

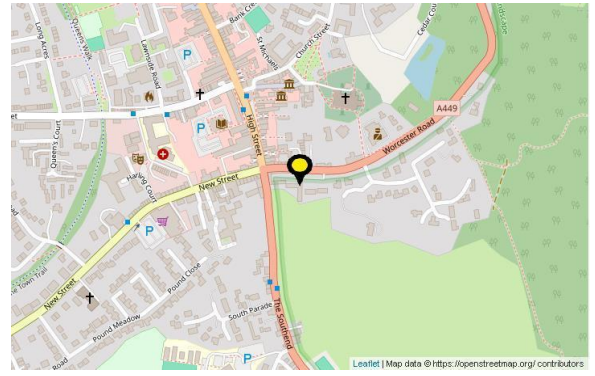
### **Outside**

Access to the property is across a communal courtyard which has electronically controlled security gates. There are two allocated parking spaces with further visitor parking.

Ledbury Park has attractive communal gardens with areas laid to lawn and mature trees.

## Directions

From the agents Ledbury office proceed over the traffic lights onto the Worcester Road. Proceed for a short distance and the gated entrance to Ledbury Park will be found on the right hand side.



## 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 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 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 2023 was £5,881, which is payable half yearly. The service charge for 2024 is to follow. 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 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).

## Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (62).



The Corner House, 13 Ledbury Park, Ledbury



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk

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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.