

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN INDIVIDUAL 3 BEDROOMED DETACHED BUNGALOW AND SPACIOUS MODERN CATTERY SITUATED IN A DELIGHTFUL RURAL LOCATION STANDING IN A LARGE PLOT EXTENDING TO APPROXIMATELY 2.5 ACRES INCLUDING AN AREA OF MIXED WOODLAND AND HAVING VARIOUS OUTBUILDINGS INCLUDING AN ANNEXE/OFFICE, DOUBLE GARAGE AND STOREROOM

EPC: D

Woodlands & Woodlands Country Cat Hotel

Guide Price: £695,000

Falcon Lane, Ledbury, Herefordshire HR8 2JW



Woodlands & Woodlands Country Cat Hotel

Location

The property is well positioned for easy access to the popular town of Ledbury which has an extensive 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 sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

Property Description

An interesting opportunity to acquire an individual detached bungalow and modern cattery situated in a most pleasant rural location within easy reach of Ledbury.

The bungalow has the benefit of oil fired central heating and double glazing. It comprises an enclosed entrance porch, sitting room, lean-to conservatory, separate dining room, kitchen with pantry, second entrance porch, master bedroom with en suite shower room, two further bedrooms and a bathroom.

Outside there is a large garden, orchard and an area of established mixed woodland in all extending to approximately 2.5 acres.

There are various outbuildings including a double garage, annexe/office, useful store room and a poultry run.

Included in the sale is a large (240 sqm) building with modern office, currently used as a modern boarding cattery, licenced for 18 cats.

ACCOMMODATION:

Enclosed Entrance Porch

Sitting Room 4.93m (15ft 11in) x 3.85m (12ft 5in)

Having a feature fireplace with double sided wood burning stove. Two double radiators. Double glazed windows to front and side. Double glazed double doors to conservatory.

Lean-To Conservatory 8.97m (29ft 5in) x 3.15m (10ft 4in)

With door to front.

Study/Bedroom 3 3.72m (12ft) 5 x 3.72m (12ft)

With single radiator. Picture rail. Double glazed windows to side and rear.

Dining Room 4.57m (14ft 9in) x 3.69m (11ft 11in) max.

With feature fireplace with fitted double sided wood burning stove. Double radiator. Attractive wooden flooring. Double glazed window to front.





Kitchen 4.85m (15ft 8in) x 3.10m (10ft)

Fitted with a stainless steel sink with base unit under. Further base units. Drawer packs. Tall storage cupboards. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in cupboard. Walk-in pantry cupboard. Space for range style cooker. Fitted chimney hood. Plumbing for washing machine. Worcester oil fired boiler. Low level plinth heater. Double glazed window to side. Glazed door to front porch.

Inner Hall

With airing cupboard housing a lagged hot water cylinder.

Bedroom 1 4.57m (14ft 9in) plus door recess x 3.95m (12ft 9in)

With a range of fitted wardrobes and chest of drawers. Two built-in cupboards. Single radiator. Night storage heater. Karndean flooring. Double glazed windows to side and rear.

En Suite Shower Room

Fitted with a corner shower cubicle, inset wash basin and a WC. Fully tiled surrounds. Shaver light point. Extractor fan. Heated towel rail. Double glazed window to side.

Bedroom 2 4.06m (13ft 1in) max. x 3.72m (12ft) max.

With single radiator. Double glazed window to rear.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over, wash basin and a WC. Fully tiled surrounds. Heated towel rail. Double glazed window to side.

Outside

The property stands in good sized gardens and grounds with areas of lawn and established plants and shrubs. There is an area of mixed woodland with many mature trees including several fine oaks.

There is also an orchard with apple (eating & cooking), cherry, quince and loquat along with various other fruit trees within the grounds including plum, crab apple, pear, almond, walnut, fig and damson. There are two ponds and an old well. In all the grounds extend to approximately 2.5 acres

The bungalow has an external access door to a loft space over which may offer some potential for conversion if required, subject to any necessary consents.

Woodlands also has several useful outbuildings including an ANNEXE/OFFICE (11'2 x 8'6 with WC off), a DOUBLE GARAGE (21'8 x 16'4 with light and power), STORE ROOM (11'10 x 6'6 (with light and power), a poultry enclosure with two sheds, greenhouse and poly tunnel. In addition to the double garage a driveway provides ample off road parking for several cars.

There is also a large, 240 sq metre (approx), building currently housing a modern CATTERY. This comprises a reception area with deep sink and a cloakroom with a WC., a pen area with 9 walk-in uPVC Pedigree pens, licenced for a maximum of 18 cats, large store room and a spacious modern office with a further cloak room with WC. There is also an additional area which offers potential for further cat pens subject to licencing consent [Planning consent has already been obtained]. This building may be adapted to other uses, subject to necessary consents.

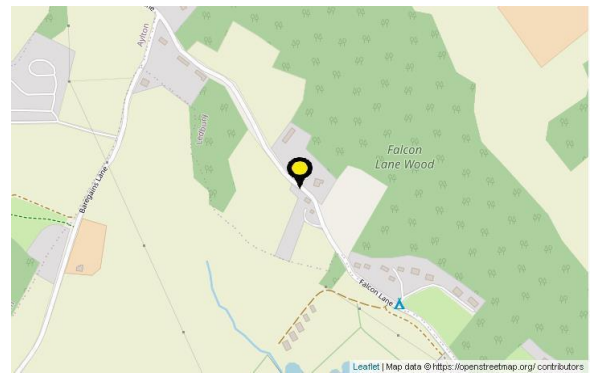
To the front of the cattery there is a large concrete hardstanding providing parking for several vehicles.

Tenure

We are advised (subject to legal confirmation) that the property is freehold

Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Bear left at the railway station and proceed down the Hereford Road. At the roundabout take the third exit onto the A438. Continue out of Ledbury and after approximately 1¾ miles turn left into Falcon Lane. Proceed for approximately ¼ of a mile and the property will then be located on the left hand side (just after the row of white/cream properties on the right).



Services

We have been advised that mains water and electricity 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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

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 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.

Council Tax

COUNCIL TAX BAND: F

EPC

The EPC rating for this property is D (66)

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

GROUND FLOOR 2041 sq.ft. (189.6 sq.m.) approx.



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