



**A Charming Detached Cottage Enjoying A Fantastic Rural Outlook Offering Four Bedroomed Accommodation In Need Of Full Renovation With A South Facing Garden, Off Road Parking And A Garage. No Onward Chain.**

**EPC D.**

## Green Acres - Guide Price £240,000

Falcon Lane, Ledbury, HR8 2JW

4 2 1



# Green Acres

## Location & Description

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

Green Acres is a charming and well situated detached cottage enjoying a fantastic rural outlook within easy reach of Ledbury. The property is in need of some updating and provides an exciting opportunity to create an individual family home.

Benefitting from double glazing throughout, the accommodation comprises an entrance hall, living room, dining room, kitchen, utility room, cloakroom, four bedrooms and a family bathroom.

The property enjoys a south facing rear garden and a driveway provides off road parking with access to a single garage.

The property is in need of structural work following a surveyors defect report (See agents note).

The accommodation with approximate dimensions is as follows:

### Entrance Hall 5.58m (18ft) x 1.01m (3ft 3in)

UPVC double glazed opaque front door leads into the Entrance Hall. Ceiling light points. Radiator. Under stairs storage. Carpet. Doors to

### Living Room 5.92m (19ft 1in) x 3.59m (11ft 7in)

Ceiling light points. Wall mounted light fittings. UPVC double glazed bay window to the rear aspect. Two radiators. Stone built open fireplace with tiled mantelpiece and hearth. Carpet.

### Dining Room 3.59m (11ft 7in) x 3.28m (10ft 7in)

Ceiling light point. UPVC double glazed bay window to rear aspect. Radiator. Carpet. Door to Kitchen.

### Kitchen 3.87m (12ft 6in) x 2.51m (8ft 1in) Increasing to 10' 06"

Ceiling light bar. UPVC double glazed window to rear aspect. A range of undercounter drawers and cupboards with a Vinyl worktop. Inset stainless steel sink and drying rack. Inset Tricity 4 ring Electric HOB. Built in Tricity double electric OVEN. Firebird oil fired boiler. Radiator. Tile effect vinyl flooring. Space for washing machine.





#### **Utility Room 2.30m (7ft 5in) x 1.68m (5ft 5in)**

Ceiling light point. UPVC opaque glass door and window unit to side aspect. Space for Refrigerator and Freezer. Tile effect vinyl flooring. Consumer unit.

#### **WC**

Ceiling light point. UPVC opaque glass window to side aspect. Ceramic sink with chrome taps. Low level toilet. Vinyl flooring.

#### **First Floor Landing**

Ceiling light points. Airing cupboard housing emersion tank. UPVC opaque double glazed window to front aspect. Doors to

#### **Bedroom 1 3.85m (12ft 5in) x 4.42m (14ft 3in)**

Ceiling light point. UPVC double glazed windows to side and rear aspects. Loft hatch. Carpet.

#### **Bedroom 2 3.61m (11ft 8in) x 2.32m (7ft 6in)**

Ceiling light point. Loft hatch. UPVC double glazed window to rear aspect. Radiator. Carpet.

#### **Bedroom 3 3.61m (11ft 8in) x 3.28m (10ft 7in)**

Ceiling light point. UPVC double glazed window to front aspect. Radiator. Carpet.

#### **Bedroom 4 3.61m (11ft 8in) x 2.32m (7ft 6in)**

Ceiling light point. UPVC double glazed window to rear aspect. Radiator. Carpet.



#### **Bathroom 2.35m (7ft 7in) x 1.78m (5ft 9in)**

Ceiling light point. UPVC double glazed opaque window to side aspect. Panelled bath with chrome taps and tiled backsplash. Low level toilet. Ceramic sink with chrome taps. Carpet.



#### **Outside**

From the front door follow a concrete path to the right around the edge of the property. A feature stone wall with inbuilt flower planter borders the path. To the right there is a driveway in front of a prefabricated single garage. The rear garden is laid to lawn and has a south facing aspect with far reaching rural views. The private drainage is located in the rear garden and the oil tank is situated to the far side of the property under a wooden framed structure.



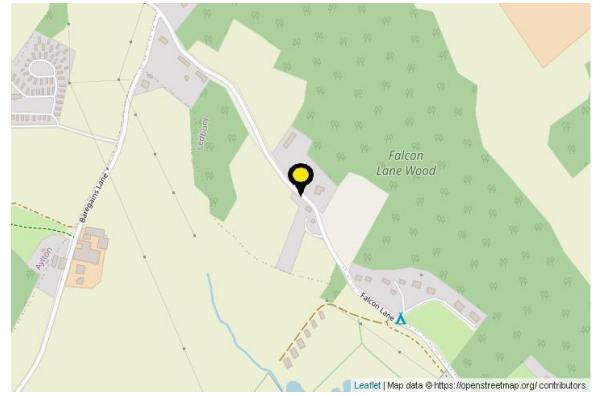
#### **Agents Note**

Following a Surveyors Defect Report we understand the property may require significant structural work. This report can be made available to any interested party and we advise any purchaser to make their own enquiries with a structural engineer.



## 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 1/2 of a mile and the property will then be located on the right hand side (just after the row of white/cream properties on the right).



## Services

We have been advised that mains electricity and water are connected to the property. Drainage is to a private system. Heating is oil fired. 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 (Tel: 01531 634648).

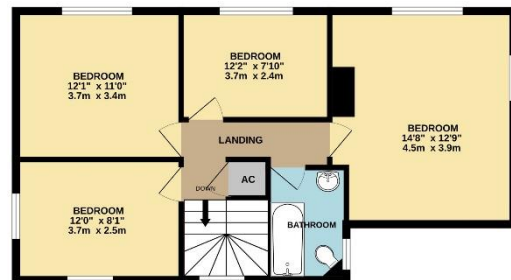
## Council Tax "D"

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

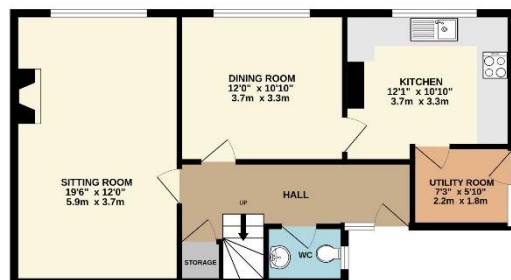
## EPC

The EPC rating for this property is D (55).

1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



**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.

