



A 3-BEDROOM DETACHED PROPERTY SITUATED IN THE HEART OF MUCH MARCLE SET IN JUST OVER A QUARTER OF AN ACRE WITH A DETACHED DOUBLE GARAGE AND FORMER SHOP FRONTAGE. THE PROPERTY HAS POTENTIAL TO FURTHER ENLARGE OR DEVELOP SUBJECT TO THE NECESSARY PLANNING CONSENTS.

EPC - G

The Old Post Office - Guide Price £400,000

Much Marcle, Ledbury, Herefordshire, HR8 2LX

3 1 2

The Old Post Office

Location & Description

The Old Post Office is situated just off the Crossroads in the heart of the popular village of Much Marcle which has a very vibrant community and excellent amenities including a church, primary school, village hall, pubs and a garage. Westons Cider is located within the village and the historic Hellens House. The town of Ledbury is approximately 5 miles distant where there is a wide range of local facilities including shops, schools, churches, hotels, restaurants, doctors surgery, hospital, theatre, bus service and mainline railway station with direct links to Hereford, Worcester, Birmingham New Street and London Paddington. The riverside town of Ross On Wye is a similar distance and provides further excellent facilities, whilst the cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant. The M50 motorway is easily accessible approximately 4 miles to the south of Ledbury.

Property Description

Built in the late 1920's The Old Post Office is a traditional, partially timber framed property with a former shop frontage that retains it's own business rates.

Occupying approximately a quarter of an acre plot, the property comprises principle bedroom with dressing room, two further bedrooms, two bathrooms, lounge/diner, kitchen, study/4th bedroom, utility room and former shop frontage (approximately 800 square ft) now being used as a storage facility.

The property offers scope for modernisation as a home or business potential.

ACCOMMODATION:

Entrance Lobby 13 ft 9 in - 7 ft 1 in (4.26 - 2.20 m)

A wooden front door with a double glazed unit leads into a sizeable entrance lobby. Ceiling light lobby.

Inner Hall 22 ft 5 in - 3 ft 6 in (6.95 - 1.08 m)

Ceiling light point. Doors to Lounge/diner and Kitchen. Consumer unit. Staircase. Carpet.

Lounge/Diner 32 ft 5 in - 15 ft (10.05 - 4.65 m)

3 Ceiling light points. 2 Wooden framed, double glazed windows facing the rear aspect. 1 Wooden framed, double glazed window to the side aspect. Feature Chimney located in the centre of the room set with a built in Multi fuel burner and slate hearth. Carpet.

Kitchen 16 ft 10 in - 11 ft 7 in (5.21 - 3.59 m)

Ceiling Light point. 2 Wall mounted light fittings. Wood framed, single glazed window to front aspect. Range of over head and undercounter cupboards with a marble effect Vinyl worktop. 4 ring electric hob and 'Hotpoint' double electric oven. Over head extractor fan. Stainless steel one and half bowl sink unit and drying rack. Tiled backsplash. Space for undercounter fridge/freezer.

Downstairs Bathroom 7 ft 10 in - 4 ft 7 in (2.42 - 1.42 m)

Tiled walls. Wooden framed obscure glass double glazed window to rear aspect. Electric overhead 'Mira' shower above panelled bath. Low level toilet. Ceramic sink with built in under counter storage cupboard. Wall mounted electric radiator. Vinyl floor.





Study/4th Bedroom 14 - 5 ft 7 in (4.34 - 1.73 m)

Wooden framed glass door. 2 ceiling light points. Wooden framed doubled glazed windows to side and rear aspect. carpet.

Utility 15 ft 9 in - 6 ft 7 in (4.88 - 2.04 m)

Tiled walls. 2 Wooden framed single glazed windows to side and front aspect. Stainless steel sink and drying rack with undercounter cupboards. wall mounted electric radiator. Space for washing machine and tumble dryer. space for freezer. obscure glass door to rear lobby.

Rear Lobby 5 ft 3 in - 4 ft 2 in (1.63 - 1.29 m)

Ceiling light point. Wooden rear door leading to garden patio.

On the First Floor 18 ft 7 in - 5 ft 1 in (5.76 - 1.58 m)

Ceiling light point. Doors to bedrooms and bathroom. Storage cupboard. Wood effect laminate flooring.

Bedroom 2 13 ft 9 in - 13 ft 3 in (4.26 - 4.11 m)

Ceiling light point. Wooden framed double glazed windows to side and rear aspects with a rural outlook. Obscure glass door to landing. wood effect laminate flooring.

Bedroom 3 15 ft 5 in - 7 ft 9 in (4.78 - 2.40 m)

Ceiling light point. Wooden framed double glazed window to rear aspect. Eaves storage. Wood effect laminate flooring.

Dressing Room 8 ft 7 in - 7 ft 5 in (2.66 - 2.30 m)

Ceiling light point. Wooden framed Velux double window to side aspect. Wood effect laminate flooring. Doors to storage room Principal bedroom

Principal Bedroom 15 ft 8 in - 14 ft 10 in (4.85 - 4.59 m)

2 Ceiling light points. 2 Wooden framed double glazed Velux windows to side aspect with fitted blinds. Wooden framed single glazed window to front aspect. Wood effect laminate flooring.

Store room 8 ft 4 in - 7 ft 9 in (2.58 - 2.40 m)

Ceiling light point. Door leading to eaves storage. Loft hatch.

Upstairs Bathroom 7 ft 1 in - 7 ft 4 in (2.20 - 2.27 m)

Ceiling light point. Wood framed double glazed window to rear aspect. Electric 'Triton' over head walk in shower, tiled back splash. Ceramic sink with chrome taps. Low level toilet. Built in storage cupboard. Wall mounted electric radiator. electric towel rail. Tiled Vinyl flooring.

Former Retail Space/Storage Facility 46 ft 5 in - 24 ft 7 in (14.39 - 7.62 m)

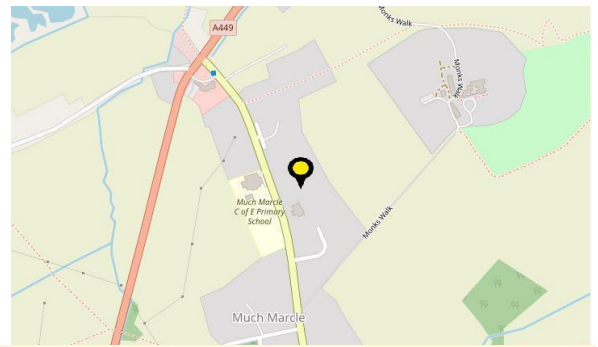
A former retail space which currently offers a sizeable storage facility which retains Commercial business rates. This flexible space offers buyers a ready made business opportunity or potential to further enlarge the property subject to necessary planning consents. Office lighting. Separate front access. Wooden framed single glazed bay window to front aspect. Two further windows to front aspect. Window and door to side aspect. Sink and under counter cupboards. Consumer unit

Outside

From the rear lobby you are greeted by a slabbed patio which leads to a double garage with wooden double doors, side door and concrete base with power supply. From the road there is a concrete driveway with ample off road parking. Three areas of lawn can be found between mature shrubs and trees.

Directions

Proceed out of Ledbury on the A449 Ross road. At the Preston Cross roundabout continue straight over towards Ross On Wye. Upon entering the village of Much Marcle once you reach the crossroads adjacent to the Walwyn Arms public house The Old Post Office can be found directly opposite.



Services

We have been advised that mains electricity, water and drainage 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 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 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) or Colwall Office (01684 540300)

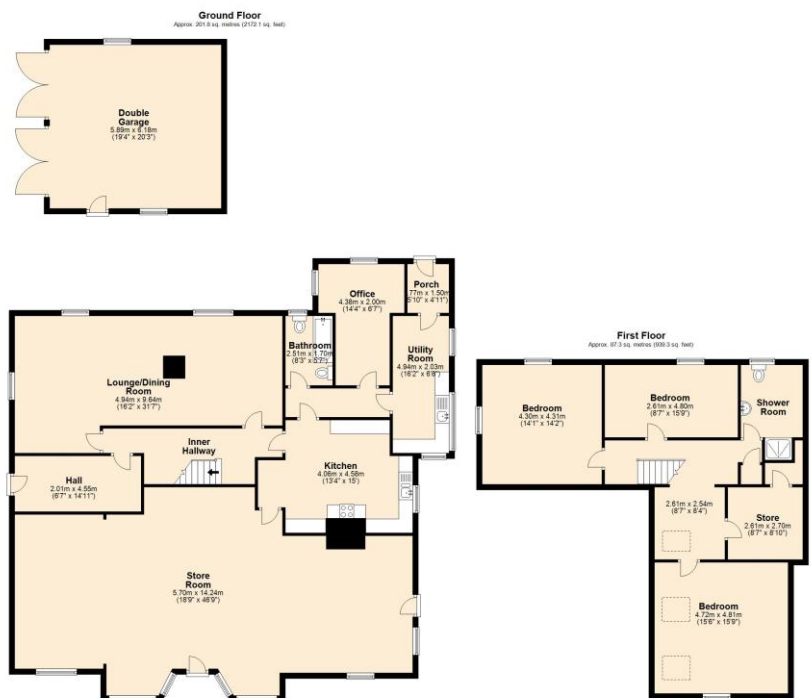
Council Tax

COUNCIL TAX BAND "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 G (16).



Total area: approx. 289.1 sq. metres (3111.4 sq. feet)
For information and illustration purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Titles and measurements do not include garages or any outbuildings unless specified. © Copyright: Crown Ltd

The Old Post Office, Much Marcle, Ledbury

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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.
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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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

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