

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A STRIKING GRADE II LISTED DETACHED FORMER FARMHOUSE OCCUPYING AN ENVIABLE POSITION AFFORDING FANTASTIC FAR REACHING VIEWS ACROSS SURROUNDING OPEN COUNTRYSIDE TOWARD THE MALVERN HILLS AND MARCLE RIDGE, OFFERING WELL PROPORTIONED FIVE BEDROOMED ACCOMMODATION WITH A SUPERBLY APPOINTED TWO DOUBLE BEDROOMED SELF CONTAINED ANNEXE, IMPRESSIVE RANGE OF OUTBUILDINGS AND ESTABLISHED GROUNDS APPROACHING TWO AND A HALF ACRES.

EPC D. INTERNAL INSPECTION HIGHLY RECOMMENDED.

The Mount - Guide Price £997,500

Much Marcle, Ledbury, Herefordshire, HR8 2NB

5 4 2



The Mount

Location & Description

The Mount is situated on the outskirts 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

Believed to date back to the 1700's, The Mount is an impressive Grade II listed detached former farmhouse occupying an elevated position affording panoramic views across the surrounding Herefordshire countryside toward Marcle Ridge and the Malvern Hills. The property has been a much loved family home for over 40 years and has been well maintained by the current vendors. Offering considerable charm and character with a wealth of period features including extensive exposed timbering and feature fireplaces, it truly is a fine family home.

Extending to approximately 4791 sq ft, the accommodation is arranged over three floors and on the ground floor comprises an entrance porch, drawing room with a feature inglenook fireplace and a wood burning stove, dining room, garden room, cloakroom, impressive open plan kitchen/breakfast/family room with stairs leading to a double bedroom, utility room and a rear porch. On the first floor a landing leads to the master bedroom, further double bedroom and a family bathroom. On the second floor there are two additional double bedrooms and a shower room. All of the bedrooms enjoy a dual aspect, making the most of the wonderful views on offer.

In addition to the main accommodation, there is an adjoining two bedroomed self contained annexe, Mount Cottage, which was built as part of an extension in 1989. Mount Cottage was refurbished throughout in 2020 and on the ground floor comprises entrance porch, large dining kitchen, 28 ft long conservatory, sitting room/double bedroom, shower room and a utility room. On the first floor there is a large landing/study area, spacious living room enjoying a triple aspect and a master bedroom with an en suite bathroom. Mount Cottage has its own area of driveway parking and would be ideal for a dependant relative or as a potential holiday let.

Outside, a gravelled driveway provides a generous area of parking and leads to an extensive range of outbuildings including a **DOUBLE GARAGE, WORKSHOP, STORE, OUTSIDE OFFICE** and a **POTTING SHED**.

Undoubtedly, one of the great strengths of The Mount is its spectacular position, surrounded by mature grounds extending to approximately **TWO AND A HALF ACRES** with areas laid to lawn, a small woodland and a feature circular garden. With so much to offer, the agent's strongly recommend an early inspection.

The accommodation with approximate dimensions is as follows:

Entrance Porch Part glazed entrance door, quarry tiled floor. Part glazed door to

Drawing Room 7.52m (24ft 3in) x 4.37m (14ft 1in) max Beautifully appointed and enjoying a dual aspect with front and side facing windows. Two ceiling lights, exposed beams, two radiators, TV point. Feature inglenook fireplace with tiled hearth, oak mantel and inset Efel wood burning stove. Door to understairs storage cupboard. Door to

Dining Room 4.96m (16ft) x 4.34m (14ft) Front facing window with window seat, ceiling light, exposed beams, wall lights, two radiators. Feature fireplace with attractive surround, tiled hearth and inset wood burning stove.

Garden Room 6.28m (20ft 3in) x 2.17m (7ft) Flooded with natural light with three rear facing windows overlooking the garden. Ceiling lights, exposed beams, radiator, tiled floor with underfloor heating. Glazed door to

Inner Hall Ceiling light, exposed beam, telephone point, radiator, tiled floor with underfloor heating. Stairs to First Floor. French doors leading to outside. Door to

Cloakroom Rear facing opaque glazed window, ceiling light, pedestal wash hand basin, low level WC, radiator, tiled floor.

Open Plan Kitchen/Breakfast/Family Room 6.28m (20ft 3in) x 6.09m (19ft 8in) Superb family orientated room serving as a hub at the heart of the house. The kitchen area comprises a range of solid wood floor and wall mounted units including a pull out larder style cupboard, display plate rack and several drawer packs with solid wood work surfaces over, inset ceramic sink drainer unit and tiled





surrounds. There are integrated appliances including a DISHWASHER and an electric **DOUBLE OVEN/GRILL/MICROWAVE**.

Front and side facing windows enjoying fantastic far reaching views across surrounding countryside toward the Malvern Hills. Ceiling light, exposed beams, wall lights, three radiators, TV point. Feature ESSE Ironheart wood fired range cooker. French doors leading to outside. Stairs to Bedroom 5 (described later).

Door to

Utility Room 3.33m (10ft 9in) x 3.25m (10ft 6in) Further range of floor and wall mounted units with work surface over and tiled surround. Stainless steel sink drainer unit with cupboard below. Space and plumbing for washing machine, space for tumble dryer, space for fridge freezer. Rear facing window, ceiling lights, LPG Worcester combination boiler, tiled floor. Door to

Rear Porch Ceiling light, quarry tiled floor. Door to annexe. Part glazed door to outside.

Bedroom 5 5.37m (17ft 4in) x 5.14m (16ft 7in) Two Velux roof lights affording fine far reaching views across surrounding open countryside toward the Malvern Hills. Vaulted ceiling with exposed beams, wall lights, vanity wash hand basin with cupboard below, wall mounted electric heater.

First Floor Landing Front facing window, two ceiling lights, exposed beams, radiator. Stairs to Second Floor. Doors to

Bedroom 1 4.96m (16ft) into chimney breast recess x 4.34m (14ft) Enjoying a dual aspect affording fantastic rural views. Two ceiling lights, exposed beams, ornate fireplace with cast iron grate and tiled hearth, radiator.

Bedroom 2 4.42m (14ft 3in) x 3.64m (11ft 9in) Enjoying a dual aspect affording sweeping views across surrounding countryside. Ceiling light, exposed beam, radiator.

Bathroom 3.07m (9ft 11in) x 1.78m (5ft 9in) Suite comprising panel bath with electric Mira shower over and shower screen, pedestal wash hand basin, low level WC. Rear facing window, ceiling lights, exposed beams, part tiled walls, radiator. Access to airing cupboard with slatted shelving and radiator.

Second Floor Landing Velux roof light with fine far reaching rural views, ceiling light, exposed beams, built in storage cupboards. Doors to

Bedroom 3 4.99m (16ft 1in) x 4.80m (15ft 6in) Enjoying a dual aspect with wonderful views across surrounding countryside. Two ceiling lights, exposed beams, radiator.

Bedroom 4 4.47m (14ft 5in) x 3.85m (12ft 5in) Enjoying a dual aspect overlooking the garden and open countryside beyond. Ceiling light, exposed beams, built in wardrobe with hanging rail, radiator.

Shower Room Suite comprising walk in shower enclosure with electric Mira shower, pedestal wash hand basin, low level WC. Rear facing window, ceiling light, exposed beams, radiator.

Mount Cottage Forming part of an extension built in 1989 to create a self contained annexe.

Mount Cottage was refurbished throughout in 2020 and on the ground floor comprises an entrance porch, utility room, dining kitchen, large conservatory, inner hall, bedroom/sitting room and shower room. On the first floor there is a spacious landing, living room and a double bedroom with an en suite bathroom. Mount Cottage has its own separate vehicular entrance with driveway parking. The cottage enjoys a private area of garden mainly laid to lawn with a small orchard and covered seating area.

Outside

The Mount is approached by a gravelled driveway providing parking for several vehicles with a turning area. There are an extensive range of outbuildings including:

Store 1 - 14'3" x 12'3" with power and light connected

Workshop - 18'4" x 12'9" with power and light connected

Double Garage - 19'0" x 16'4" with power and light connected and access to storage space above

Outside Office - 9'8" x 8'3" with power, water, telephone and internet connected

Potting Shed - 10'11" x 9'8" with power and light connected

Grounds

The grounds belonging to The Mount are a true delight and are superbly arranged to make the most of its wonderful setting. The grounds are mainly laid to lawn interspersed with mature shrubs and trees. There is a feature circular garden with a pond, cider mill stone and an attractive seating area. A pergola runs along the back of the house with a mature climbing wisteria and a further paved patio. There is a small area of woodland with a pathway leading to a wooden **NORDIC HUT** featuring a Polar Metalli Grill, which is perfect for family gatherings. For those interested in model railways, there is a model train track running through a section of the garden, providing hours of entertainment.

The grounds in total extend to approximately **TWO AND A HALF ACRES**.



Directions

Procced out of Ledbury on the A449 Ross road. At the Preston Cross roundabout continue straight over towards Ross On Wye. After passing The Royal Oak, take the first turning on the right onto Huntleys Farm Lane and The Mount is the first property on the left hand side.

What3Words: chromatic.admires.contemplate

Services

We have been advised that mains water and electricity are connected to the property. Heating is via LPG. Broadband is connected. Drainage is to a private system. There are solar panels installed on the outbuildings. 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 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 "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 The Mount is D (58).

The EPC rating for Mount Cottage is E (45).



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.

