



ENJOYING A FINE RURAL OUTLOOK A SPACIOUS AND WELL APPOINTED DETACHED FAMILY HOUSE IN A MOST PLEASANT CUL DE SAC LOCATION BENEFITING FROM OIL CENTRAL HEATING AND DOUBLE GLAZING WITH 3 RECEPTION ROOMS, BREAKFAST KITCHEN WITH APPLIANCES, 5 BEDROOMS (2 ENSUITE), DOUBLE GARAGE AND A DELIGHTFUL LARGE GARDEN BACKING ONTO FIELDS IN ALL APPROACHING HALF AN ACRE

EPC: D

## Orchard House - Guide Price: £775,000

6 Millfield, Canon Frome, Ledbury, Herefordshire HR8 2TH

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# Orchard House

## Location

Canon Frome is a sought after small rural hamlet set amidst Herefordshire countryside approximately 11 miles from the city of Hereford and approximately 6 miles from the very popular town of Ledbury, both of which provide an excellent range of amenities. The nearby village of Ashperton has a primary school and there is a garage with shop close by at Newtown crossroads. The M50 motorway access is available approximately 4 miles to the south of Ledbury.

## Property Description

Orchard House is a very spacious detached family house pleasantly located at the end of a private cul de sac backing onto fields and enjoying a fine rural outlook to both front and rear.

The well appointed accommodation benefits from oil fired central heating and double glazing. There is also an integrated vacuum system.

It is arranged on the ground floor with a deep canopy porch, spacious reception hall, cloakroom with WC, a study, large sitting room with log burning stove, separate dining room, a good sized fitted breakfast kitchen with appliances and a utility room. On the first floor an attractive split galleried landing gives access to a master bedroom with an Ensuite dressing room and shower room, a guest bedroom with Ensuite shower room, three further bedroom and a family bathroom.

Outside there is a large mature garden and an integral double garage with additional driveway parking for several vehicles. In all the total plot approaches half an acre.

## ACCOMMODATION:

### Deep Canopy Porch

With outside lights.

### Spacious Reception Hall

With built-in cloak cupboard. Single radiator. Coving. Attractive Kardean wood block effect flooring. Feature staircase to first floor. Built-in understairs cupboard. Connecting door to double garage.

### Cloakroom

Fitted with a modern white suite comprising a wash basin with tiled splashback and a WC. Single radiator. Extractor fan. Wood effect Kardean flooring.

### Study 3.23m (10ft 5in) x 2.40m (7ft 9in)

With single radiator. Coving. Double glazed window to rear.

### Sitting Room 8.42m (27ft 2in) x 4.18m (13ft 6in)

Having a feature marble fireplace with fitted solid fuel stove. Two double radiators. TV and telephone points. Coving. Multi-pane door from hall. Double glazed bay window to front. Two double glazed windows to side. Double glazed double doors to rear enjoying a pleasant outlook over the garden.

### Dining Room 3.41m (11ft) x 3.20m (10ft 4in)

With double radiator. Coving. Wood effect Kardean flooring. Double glazed window to rear with outlook over garden.

### Breakfast Kitchen 7.28m (23ft 6in) x 3.30m (10ft 8in)

Well fitted with an extensive range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer packs. Wall mounted cupboards. Glass fronted cabinets. Tall storage cupboard. Granite worktops with matching upstands. Fitted Belling range style cooker with chimney hood over. Integral dishwasher and fridge. Two double radiators. TV and telephone points. Tiled floor. Coving. Double glazed windows to side and rear. Double glazed double doors giving access to the garden.

### Utility Room 2.11m (6ft 10in) plus recess x 1.80m (5ft 10in)

Having a fitted stainless steel sink with base unit under. Wall mounted cupboards. Granite worktops with matching upstands. Plumbing for washing machine. Worcester oil fired central heating boiler. Extractor fan. Tiled floor. Double glazed window to side.





### Galleried Landing

A most attractive split landing with built-in double wardrobe. Airing cupboard housing a lagged hot water cylinder. Single radiator. Coving. Access to part boarded roof space via drop down ladder. Double glazed window to front.

### Master Bedroom 5.37m (17ft 4in) max. x 3.77m (12ft 2in) max.

With two built-in double wardrobes. TV and telephone points. Double radiator. Coving. Double glazed window to front with fine outlook. Archway to:

### Dressing Room

With single radiator.

### Ensuite Shower Room

Well fitted with a contemporary white suite comprising a tiled shower cubicle, inset wash basin with cupboards and drawers under and a WC. Matching wall cabinets. Heated chrome towel rail/radiator. Extractor fan. Tiled floor. Double glazed window to side.

### Bedroom 2 4.18m (13ft 6in) x 3.92m (12ft 8in)

With built-in wardrobe. TV and telephone points. Double radiator. Coving. Double glazed window to front.

### Ensuite Shower Room

With white suite comprising a tiled shower cubicle, wash basin with tiled splashback and a WC. Extractor fan. Heated chrome towel rail. Single radiator. Double glazed window to front.

### Bedroom 3 4.39m (14ft 2in) x 3.64m (11ft 9in) max.

With built-in wardrobe. TV and telephone points. Single radiator. Coving. Double glazed window to rear with fine outlook.

### Bedroom 4 3.75m (12ft 1in) x 3.02m (9ft 9in)

With built-in wardrobe. TV and telephone points. Single radiator. Coving. Double glazed window to rear with wonderful outlook over rear garden and fields beyond.

### Bedroom 5 2.68m (8ft 8in) x 2.68m (8ft 8in)

Having a built-in cupboard with shelving. Single radiator. Coving. Double glazed window to rear with pleasant outlook.

### Family Bathroom

Fitted with a modern white suite comprising a panelled corner bath with tiled surrounds, tiled shower cubicle, wash basin with tiled splashback and a WC. Shaver light point. Extractor fan, Single radiator. Double glazed window to rear.

### Outside

To the front of the property there is a lawned garden with well stocked flower borders.

A large driveway provides off road parking for several cars and gives access to an integral DOUBLE GARAGE (18' x 17'5 max.) with remote control up and over door, slab flooring, window to side, light and power.

Gated pathways to either side of Orchard House lead to the delightful rear garden which is most pleasantly arranged with a large paved terrace, feature pond, slate beds and a large area of lawn. The garden backs onto fields and is very well stocked with mature plants, trees and shrubs.

There is an attractive summer house with light, power and heating. Also included is a interesting water feature and wooden garden shed.

In all the total plot extends to approximately half an acre.

### Services

We have been advised that mains water and electricity are connected to the property. Drainage is to a shared 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.



## Directions

Proceed out of Ledbury on the A438 Hereford Road. Continue to the Trumpet crossroads and turn right at the traffic lights onto the A417. Proceed through the village of Ashperton and then turn right by the old garage sign posted to Canon Frome. Continue for approximately 3/4 mile and then turn left onto Millfield (private road). Orchard House will then be found right at the end of the cul de sac on the left hand side.



## Tenure

We are advised (subject to legal confirmation) that the property is Freehold. There is a residents management company which is responsible for the upkeep of the private road and shared private drainage system. The current service charge is understood to be £75 per quarter.

## 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

## EPC

The EPC rating for this property is D (64)



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