

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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OCCUPYING A GENEROUS PLOT IN THE RURAL HAMLET OF MONKHIDE IS A UNIQUE OPPORTUNITY TO PURCHASE A FOUR BEDROOMED HOUSE WITH ATTACHED ONE BEDROOM ANNEXE BOTH IN NEED OF FULL REFURBISHMENT. NO CHAIN. PARKING. EPC - E

Pool House – Guide Price £420,000

Monkhide, Herefordshire, HR8 2TX

5 4 2



Pool House

Location

Monkhide is a small, picturesque hamlet in Herefordshire, England, nestled between the market towns of Ledbury and Hereford. Surrounded by rolling countryside and farmland, it offers a peaceful rural setting. The area is ideal for walking, wildlife, and countryside retreats.

Nearby Ledbury is a thriving and expanding town which has a 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 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Property Description

Pool House is a four bedroom detached house with a connected one bedroom annexe in need of full refurbishment conveniently situated in the peaceful and sought after hamlet of Monkhide.

Offering versatile accommodation it presents an excellent opportunity for a future owner to either reintegrate the annexe into the main house or retain it for a dependent relative or potential rental income.

Included in the refurbishment work will be a new heating system, replacement septic tank or treatment plant, upgraded electrics and new kitchens and bathrooms.

The main house features three reception rooms, a dining kitchen, a WC, four bedrooms, and a family bathroom. The annexe includes a living room, kitchen, bedroom, and ensuite bathroom.

Outside the property benefits from a wrap around garden and ample off road parking.

Early viewing is recommended to fully appreciate the potential of Pool House.

The accommodation with approximate dimensions is as follows:

Entrance Hall Stairs to first floor

Living Room 6.45m (20ft 10in) x 3.97m (12ft 10in)
Double glazed window to front and side

Kitchen Breakfast Room 5.40m (17ft 5in) x 3.85m (12ft 5in)
Double glazed window to rear and side, base units with work surface over, sink, storage cupboard with old boiler (not working).

Dining Room 3.92m (12ft 8in) x 3.10m (10ft)
Double glazed window to front

Study 3.10m (10ft) x 2.42m (7ft 10in)
Double glazed window to rear





Rear Hall

Door to rear garden

WC

Landing

Double glazed window to front

Bedroom 1 5.40m (17ft 5in) x 4.70m (15ft 2in)

Double glazed window to rear and side

Bedroom 2 3.95m (12ft 9in) x 3.66m (11ft 10in)

Double glazed window to front

Bedroom 3 3.97m (12ft 10in) x 2.73m (8ft 10in)

Double glazed window to side

Bedroom 4 5.83m (18ft 10in) x 2.51m (8ft 1in)

Double glazed window to front

Bathroom

WC, wash hand basin, obscured double glazed window and bath.

Annexe

Annexe Sitting Room 4.03m (13ft) x 3.66m (11ft 10in)

Boarded up window and door to front garden.

Annexe Kitchen 4.00m (12ft 11in) x 2.94m (9ft 6in)

Window and door to rear garden, sink with worksurface and two base units below. Stairs to first floor.

Annexe Bedroom 4.49m (14ft 6in) x 3.97m (12ft 10in)

Double glazed window to front, stairs to ground floor. Connection to the main house.

Ensuite bathroom

Obscured double glazed window, WC, wash hand basin and bath.

Garden

The property occupies a generous plot with wrap around garden mainly laid to lawn.

Services

We have been advised that mains electric is connected to the property. Water is not connected to the property and a bore hole would need to be considered by a potential purchaser. The property does not have a working septic tank and a new owner would need to install a replacement.

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.

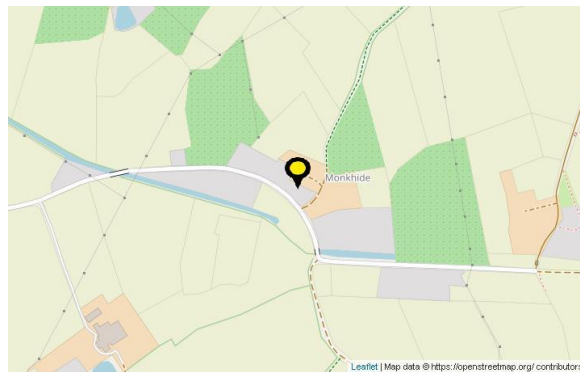


Directions

What3Words: level.livid.cocktail

Viewing

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



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.

Council Tax

ANNEXE COUNCIL TAX BAND "A" MAIN HOUSE COUNCIL TAX BAND "E"

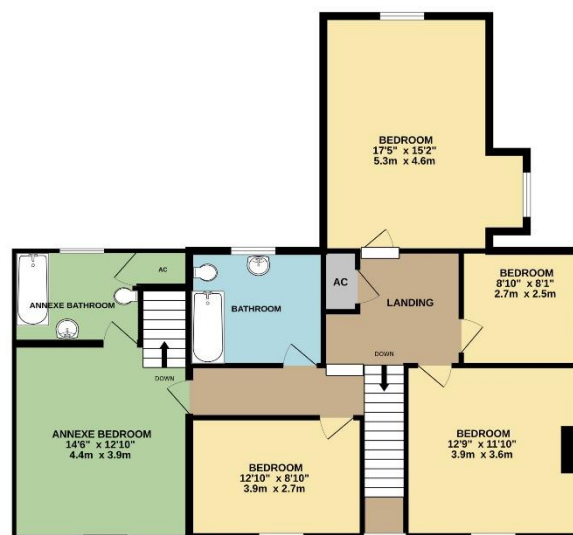
EPC

The EPC rating for Pool House is E (45). The EPC rating for the Annexe is F (33).

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA: 1718 sq.ft. (159.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

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