

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A STRIKING AND VERY WELL APPOINTED FOUR BEDROOM DETACHED PROPERTY IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA ENJOYING AN ELEVATED POSITION WITH FAR REACHING VIEWS AND A SOUTH WESTERLY FACING TERRACED LANDSCAPED GARDEN. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.
EPC - C**

Bryn Bank – Guide Price £660,000

Knapp Ridge, Ledbury, HR8 1BJ

4 3 2



Bryn Bank

Location & Description

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

Built in 1939 and extended in 2002, Bryn Bank enjoys an elevated position with far reaching, South/Westerly views across Ledbury. This well appointed property has been much improved by the current owner whilst retaining some charming period features and is significantly extended with an Italianate landscaped garden offering space and comfort whilst being easily accessible to Ledbury town centre.

This spacious family home benefits from gas fired central heating and double glazing throughout. It is arranged with a reception hall, lounge (with log burner), dining room, sitting room (with log burner), kitchen breakfast room, utility room, WC and rear hallway with staircase leading to the first floor comprising four double bedrooms (Principal with en-suite) and family bathroom.

Bi-fold doors lead from the dining room to a wrap around terraced garden with a delightful outlook and far reaching views with a pleasant summer house and water features. To the front is a pleasant and well stocked terraced garden, driveway with Integral garage with an electric door.

An internal inspection is highly recommended in order to appreciate the style and comfort of Bryn Bank.

The accommodation with approximate dimensions is as follows:

Reception Hall

An obscure glass double glazed front door and window opening into a spacious reception hall with doors into the lounge, kitchen breakfast room, utility room and WC. Four spot down lights, wall mounted radiator, beech wood engineered flooring.

Lounge 6.45m (20ft 10in) x 4.28m (13ft 10in)

A bright and airy room forming part of the extension with far reaching views and double glazed feature bow window with fitted blinds. Two pendant light fittings with ceiling roses. Three wall lights. An obscure glass double glazed window to the side aspect. Two radiators. Category A log burner inset into a marble fireplace and hearth with pine wood mantle piece. Custom built in built pine shelving. Beech wood engineered flooring. Obscure glass door into the Dining room.

Dining Room 4.03m (13ft) x 3.85m (12ft 5in)

A charming formal dining room with recently installed double glazed Bi folding door with fitted blinds opening onto a charming terraced garden. A light pendant with ceiling rose. Two wall lights. Radiator. Parquet flooring. Door opening into rear hallway.

Sitting Room 4.31m (13ft 11in) x 4.00m (12ft 11in)

Pendant light and ceiling rose. Four wall lights. Double glazed window to the rear aspect with fitted blind. Two recessed double glazed windows to the side aspect either side of the chimney breast with a marble fireplace and inset log burner with marble hearth and pine wood mantelpiece. Radiator. Carpet. Parquet Flooring. Door to rear hallway.

Kitchen Breakfast Room 4.83m (15ft 7in) x 3.69m (11ft 11in)

Accessible from the reception and rear hallway is a spacious Kitchen Breakfast room fitted with six spot down lights and a wall mounted light. A range of base and wall units with under counter down lighting. A granite effect laminate worktop with inset ceramic sink and half sink unit with chrome mixer tap and drying rack with sink waste-disposal unit. Tiled Backsplash. Integrated fridge freezer, 'Whirlpool' dishwasher, 'Stoves' gas double oven and four ring 'Indesit' induction hob with over head extractor fan. A double glazed window to the front aspect with fitted blinds. Wall mounted radiator. Tiled flooring.

Utility Room

Ceiling light point. Extractor fan. Wood effect laminate worktop with inset stainless steel sink and tiled backsplash. Base units and drawers. Space for washing machine. 'Ideal' boiler. Tiled flooring. Coat hanging space. Step up to door entering into garage.





WC

One spot down light. Extractor fan. Obscure glass double glazed window to the front aspect with fitted blind. Ceramic sink with chrome mixer tap. Low level toilet. Chrome towel rail. Radiator. Beech wood engineered flooring.

Rear Entrance Hallway

Formerly the main reception entrance before the property was extended is now a generous rear entrance with Pendant light and ceiling rose. Obscure glass double glazed door and window to the side aspect. Staircase with carpet and under-stair storage cupboard. Parquet flooring. Doors leading to Kitchen Breakfast room, Sitting Room and Dining room.

To the First Floor

Landing with Six spot down lights. Double glazed windows to the front and side aspect. Two radiators. Airing cupboard housing the emersion tank. Carpet. Doors to Bedrooms and Family bathroom.

Bedroom 1 4.65m (15ft) x 3.92m (12ft 8in)

A spacious bedroom benefitting from a large double glazed window to the rear aspect and far reaching views. Four spot down lights. Picture rail. Radiator. Carpet. Door to ensuite.

Ensuite

Two spot down lights. Obscure glass double glazed window to the rear aspect with fitted blinds. Panelled bath with chrome taps and a detachable shower head. A walk in shower cubicle with mains powered chrome rainfall shower and secondary detachable shower head. Ceramic sink with chrome mixer tap. Low level toilet. Tiled walls. Radiator. Heated chrome towel rail. Tile effect vinyl flooring.

Bedroom 2 4.31m (13ft 11in) x 4.03m (13ft)

Four spot down lights. Double glazed window to the rear aspect. Two recessed double glazed windows to the side aspect either side of an original marble feature fireplace. Picture rail. Radiator. Deep skirting boards. Carpet

Bedroom 3 3.72m (12ft) x 3.30m (10ft 8in)

Double glazed window to the front aspect. Four spot down lights. Access to partially boarded loft with power and lighting. Radiator. Deep skirting boards. Carpet.

Bedroom 4 3.20m (10ft 4in) x 2.97m (9ft 7in)

Four spot down lights. Double glazed window to the front aspect. A built in wardrobe. Radiator. Deep skirting boards. Carpet.

Family Bathroom

Obscure double glazed glass window to the side aspect. Two spot down lights. Panelled bath with chrome taps and a detachable shower head. Walk in shower cubicle with mains powered rainfall shower and secondary detachable shower head. Ceramic sink with chrome mixer tap. Low level toilet. Tiled walls. Chrome towel rail. Radiator. Tile effect vinyl flooring.

Integral Garage 5.11m (16ft 6in) x 2.94m (9ft 6in)

A wider than standard single garage with electric roll top door. Electric vehicle charging point. Power and lighting.

Outside and Garden

A beautifully landscaped south westerly facing Italianate terraced garden enjoying panoramic views towards Marcle Ridge. The first terrace opens out from the Bi-fold dining room doors and offers a fantastic space for socialising and alfresco dining. A sun worshippers paradise. It wraps around the side of the house to a large patio with canopied porch to the side entrance.

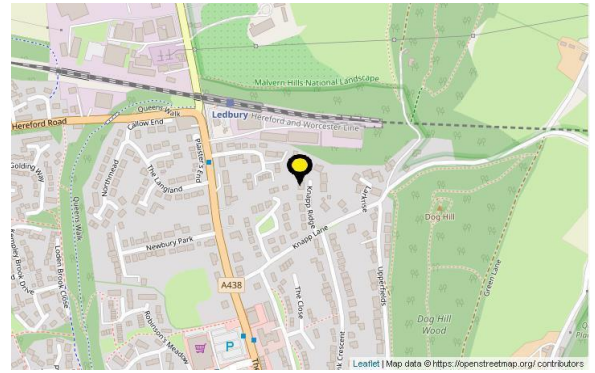
The second terrace lowers you into several thoughtfully designed seating areas with well stocked borders offering colour and vibrancy all year round. A sunken pond with water features lies before a sizable SUMMER HOUSE with sliding doors for those looking to retreat to shade and seclusion. A garden SHED can be found in the far corner of the garden with a gravelled path leading to gated side access.

To the front of the property is a driveway for multiple vehicles and has access to the GARAGE. A terraced garden that is stocked with seasonal plants that grow and change throughout the year. A gravelled path steps up to a benched seating area. An exterior garden cupboard can be found to the front of the property. Outside water and power is available.

The property also benefits from four security cameras that will remain in situ.

Directions

From the agent Ledbury office turn left at the traffic lights and proceed along the High street and the Homend. Continue straight over the lights by Tesco and just after the garage turn right into Knapp Lane. Proceed up the hill and take the second left turning into Knapp Ridge. The property can be found on your left handside.



Services

We have been advised that mains 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 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) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND "F"

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 C (69).



TOTAL FLOOR AREA: 2123 sq.ft. (197.2 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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