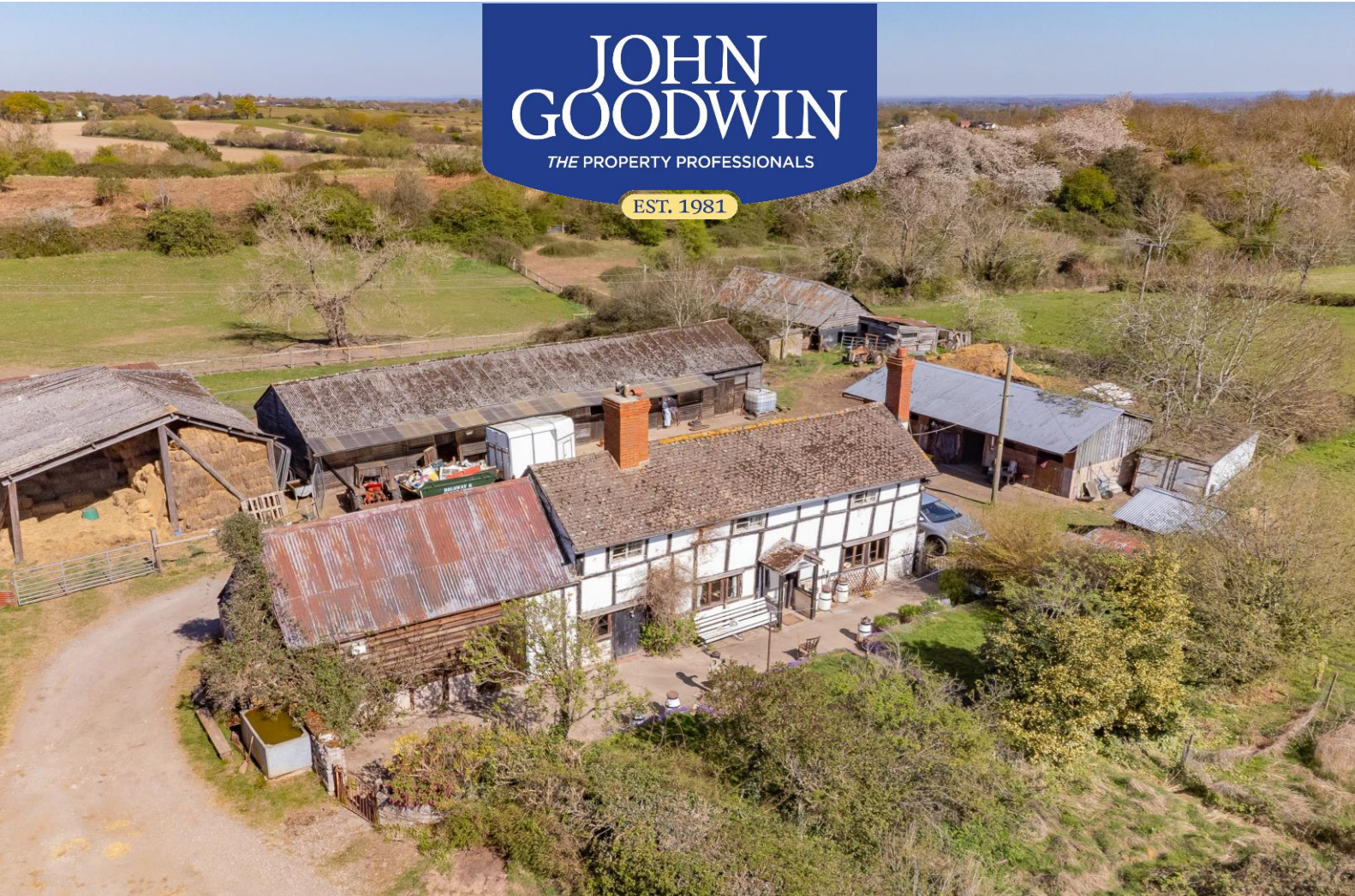


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SITUATED IN A SECLUDED RURAL LOCATION ADJACENT TO COMMON LAND ON THE LOWER SLOPES OF THE MALVERN HILLS A DETACHED HALF TIMBERED COTTAGE IN NEED OF A COMPREHENSIVE SCHEME OF MODERNISATION WITH ADJOINING CIDER HOUSE, EQUESTRIAN POTENTIAL WITH STABLING AND RANGE OF OUTBUILDINGS SET IN AN AREA OF APPROXIMATELY 10 ACRES. EPC G.

NO ONWARD CHAIN

Golden Valley Farm - Guide Price £650,000

Hollybush, Ledbury, Worcestershire, HR8 1EX

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Golden Valley Farm

Location & Description

The rural hamlet of Hollybush lies within an **Area of Outstanding Natural Beauty** at the southern end of the Malvern Hills. The nearby village of Eastnor has a church, nursery and primary schools, a cricket club, an artisan forge and a pottery. Ledbury is a short drive away and has a thriving community, offering a good range of local facilities with a variety of independent shops, restaurants & pubs, as well as three supermarkets, a church, doctors' surgery, cottage hospital and theatre. Additional retail and cultural amenities are available at Malvern, Hereford and Worcester.

This part of Herefordshire lies on the Worcestershire/Gloucestershire borders and is renowned for its beautiful and unspoilt countryside. The area offers a sought-after rural quality of life combined with excellent road and rail links with mainline railway stations in Ledbury, Colwall and Malvern having direct access to Birmingham and London Paddington. The M50 motorway (junction 2) is approximately 4 miles away with access to the M5.

Property Description

Golden Valley Farm comprises a detached half timbered cottage along with an adjoining cider house, static caravan and equestrian potential with a range of outbuildings and stabling, situated in an idyllic position on the lower slopes of the Malvern Hills adjacent to common land. The property enjoys a great level of privacy surrounded by its own land in all approximately 10 acres and has the benefit of grazing rights on the common land.

It is understood that the property dates back to the 1400's and has been within the same family ownership for over the last 70 years. The cottage briefly comprises to the ground floor a sitting room, breakfast kitchen with oil fired Aga, utility room and bathroom. To the first floor are two bedrooms and access to a box room.

The property is in need of a comprehensive scheme of modernisation and improvement with potential development opportunity subject to planning approval.

Access to the property is by a vehicular right of way across common land understood to be owned by Malvern Hills Trust.

The agent recommends an early inspection to appreciate this wonderful location and development opportunity.

ACCOMMODATION

Entrance Porch

Open timber porch with glazing.

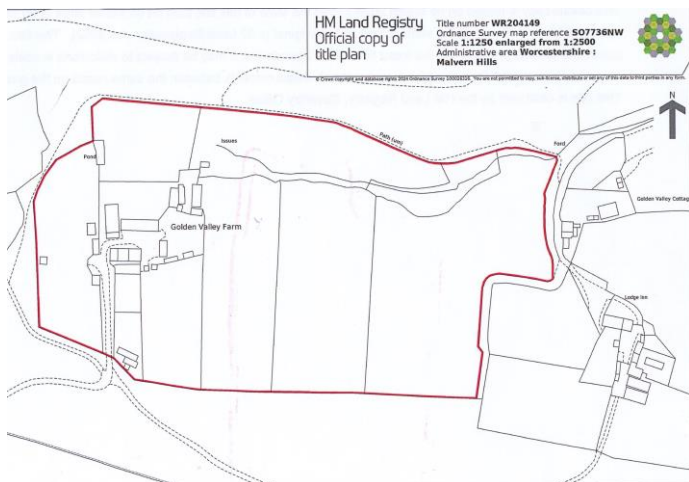
Living Room 3.15m (10ft 2in) x 4.03m (13ft)

Exposed timbers. Two windows to front. Fireplace. Two fitted cupboards.

Kitchen 4.26m (13ft 9in) x 2.92m (9ft 5in)

With exposed timbers. Original floor tiles. Oil fired Aga (hot water and cooking). Stairs leading to first floor. Door to:





Utility Room 4.26m (13ft 9in) x 2.14m (6ft 11in)

Exposed timbers. External wooden door to front. Original bake oven. Step down and door to:

Bathroom 2.30m (7ft 5in) x 3.30m (10ft 8in)

Comprising WC, wash basin and corner bath. Two windows to side. Cupboard housing water tank.

Store Room 7.05m (22ft 9in) x 2.30m (7ft 5in)

With window to rear and personal door.

Bedroom 1 4.23m (13ft 8in) x 3.85m (12ft 5in)

Exposed timbers and floorboards. Two windows to front and side.

Bedroom 2 4.23m (13ft 8in) x 3.97m (12ft 10in)

Exposed timbers and floorboards. Original fireplace. Window to front. Open to:

Bedroom 3 4.23m (13ft 8in) x 1.94m (6ft 3in)

Original bake oven chimney. Window to front.

Cider Mill 6.66m (21ft 6in) x 6.59m (21ft 3in)

Adjoining the utility room. With original mill and press.

OUTBUILDINGS

Stable Block 1

Comprising 3 bays

Stable Block 2

Comprising 5 bays and a tack room.

Open Hay Barn

Cow Shed & Large barn.

Static Caravan

Comprising 1 bedroom, sitting room, kitchen and shower room.

Garden & Grounds

Access to the property is via a track over common land owned by Malvern Hills Trust.

To the front of the property is an area of formal garden laid to lawn and beyond a large allotment.

A yard leads to the side and rear of the property giving access to the stable blocks, outbuildings and paddocks in all extending to approximately 10 acres.

The property has the benefit of grazing rights on the common land.

Directions - WHAT3WORDS: TRACTOR.FIRM.BEEP

From the Agent's Ledbury office continue over the traffic lights onto the Worcester Road for 1 mile then bear right sign posted Eastnor and Tewkesbury. Continue for approximately 3.6 miles, passing through Eastnor and into Hollybush. Just past the church on the left hand side take the 2nd track over the common, follow this for a short distance, the property will be located at the bottom of the track.

WHAT3WORDS - TRACTOR.FIRM.BEEP



Services

We have been advised that mains electricity and water are connected to the property. The oil fired AGA which heats the water. There is currently no central heating. Private drainage is via a septic tank. 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)

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 G (1).



For information and illustrative 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 operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified) - Copyright - Encent Ltd
Plan produced using Planity.

Golden Valley Farm, Hollybush, Ledbury

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.



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