



AVAILABLE WITH NO ONWARD CHAIN

OLD CIDER PRESS IS A MOST CHARMING PART TIMBER FRAMED DETACHED BUNGALOW WITH MANY ORIGINAL FEATURES NESTLED IN THE IDYLIC FORMER GROUNDS OF HOMEND HOUSE. CAREFULLY RESTORED THROUGHOUT AND BENEFITTING FROM OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING.  
EPC - E

## Old Cider Press - Guide Price £300,000

Stretton Grandison, Ledbury, Herefordshire, HR8 2TW





# Old Cider Press

## Location & Description

Situated in rural Herefordshire, Old Cider Press enjoys a very convenient location set within the former grounds of Homend House, Stretton Grandison, approximately 10 miles east of the cathedral city of Hereford and 9 miles northwest of the market town of Ledbury, which offers 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 and London Paddington. It is also accessible for Worcester, Gloucester and Cheltenham. The M50 motorway south of Ledbury and the M5 at Worcester provide excellent national communications.

## Property Description

Thoughtfully restored by its current owners, Old Cider Press offers a unique opportunity to purchase a most idyllic two bedroom detached bungalow in a delightfully peaceful location in the former grounds of Homend House in the popular village of Stretton Grandison.

The bungalow is light and airy throughout and tastefully decorated throughout comprising an entrance hall way, impressive living dining room with vaulted ceiling and exposed beams, kitchen, two bedrooms, shower room and conservatory utility room.

Outside the property impressive communal grounds can be explored and is immediately surrounded by farmland with far reaching views. The property enjoys a charming cottage style garden, off road parking and a separate garage.

## Entrance Hall

An original oak door opens into an entrance hall with wall light, two ceiling light points, tiled floor with a carpeted hallway leading to the bedrooms and shower room. Exposed original beams. Three double glazed windows with deep cills and fitted blinds face the front aspect to create a light and airy space. Double glazed door opens into the living dining room. Door opening into kitchen. Radiator.

## Sitting Dining Room 9.43m (30ft 5in) x 3.77m (12ft 2in)

An impressive dual aspect room with a south westerly aspect and vaulted ceiling with exposed original beams. Benefitting from three double glazed windows to the side aspect and a feature double glazed bow window to the rear. Five wall mounted lights. Three radiators. Carpet. Service hatch from kitchen. Double glazed door into Conservatory/Utility room.

## Conservatory/Utility Room 3.80m (12ft 3in) x 2.09m (6ft 9in)

A multi functional and pleasant room with half dwarf brick wall with double glazed windows. Stone step down to a tiled floor. Wall mounted light. A number of base units with a vinyl worktop and ceramic Belfast sink with chrome tap. Double glazed French doors open onto the garden. Space for washing machine.

## Kitchen 3.44m (11ft 1in) x 2.68m (8ft 8in)

Half vaulted ceiling with strip lighting. A range of wall and base units with a marble effect vinyl work top with inset stainless steel sink with chrome mixer tap. Double glazed window to the rear aspect with fitted blinds. 'Firenzi' Electric oven with 'Firenzi' four ring electric hob and over head extractor fan. Integrated Bosch dishwasher. Space for fridge freezer. Tiled flooring.





### **Bedroom 1 3.61m (11ft 8in) x 2.94m (9ft 6in)**

Set to the far end of the property is a double bedroom with ceiling light point. Double glazed window to the rear aspect with fitted blinds. Radiator. Carpet

### **Bedroom 2 2.99m (9ft 8in) x 2.56m (8ft 3in)**

With ceiling light point. Double glazed window to the rear aspect with fitted blinds. Radiator. Carpet.

### **Shower room 2.53m (8ft 2in) x 2.48m (8ft)**

A modern and well appointed shower room Ceiling light point. Loft access, Corner shower cubicle with electric 'Mira' power shower. Chrome heated towel rail. Vanity unit with inset his and hers ceramic sinks and under counter storage. Tiled backsplash. Shaving point. Low level toilet. Tiled flooring. Extractor fan.

### **Outside and Garden**

A well maintained cottage style garden wraps around the rear and south side of the property, with areas laid to lawn, a paved patio and a range of immaculate and mature flower beds with feature pond. Outside water is available. An external oil tank and boiler can be found to the rear of the property.

Well established communal grounds with far reaching views can be enjoyed, with an area for clothes drying beyond a row of garages and parking area.



## Directions

Proceed out of Ledbury on the A438 Hereford road. Turn right at the Trumpet crossroads onto the A417 Leominster road. Continue through the village of Ashperton into Stretton Grandison and before the sharp left hand bend turn right, shortly you will pass St Lawrence's church on your left. Continue over two sets of cattle grids taking a right hand turning immediately after the second cattle grid. Shortly you'll arrive at a cross road, take a right turning and follow this road all the way to the end of the road where you will arrive at Old Cider Press immediately in front of you set slightly to the right hand side.

What3Words: observer.gamer.recitals



## Services

We have been advised that mains water and electricity services 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.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold. There is a communal service charge of £750 per annum.

## 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)

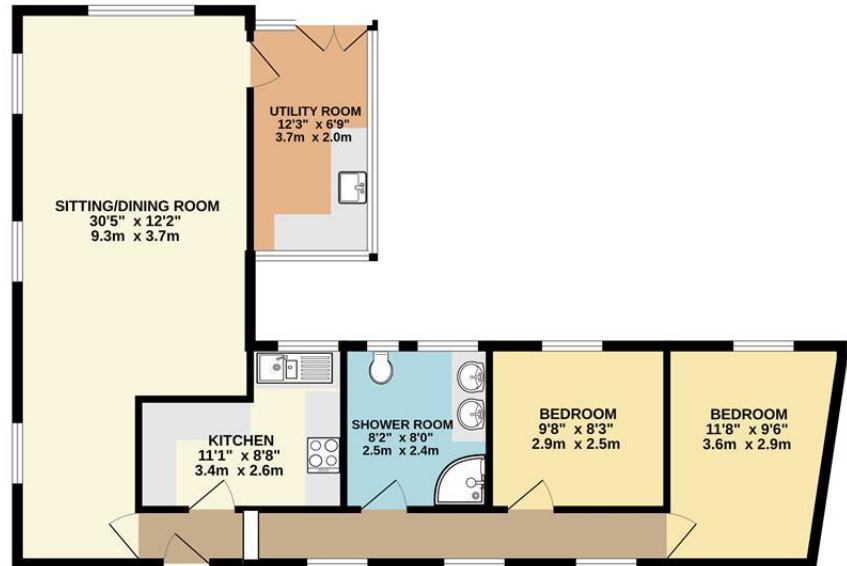
## Council Tax

COUNCIL TAX BAND "D"

## EPC

The EPC rating for this property is E(45).

GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures 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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## 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.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

**Ledbury Office**  
**01531 634648**

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

