

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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IN ONE OF LEDBURY'S MOST SOUGHT AFTER LOCATIONS CLOSE TO THE TOWN CENTRE A MOST SPACIOUS (APPROX. 2837 FT) 5 BEDROOMED REGENCY STYLE DETACHED HOUSE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH LARGE BREAKFAST KITCHEN, 3 RECEPTION ROOMS, CONSERVATORY, 3 BATHROOMS, MATURE GARDEN AND DOUBLE GARAGE

EPC: C NO CHAIN

Kilbury House - Guide Price: £950,000

South Parade, Ledbury, Herefordshire HR8 2HB

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Kilbury House

Location

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.

Description

Offering a rare opportunity to purchase a property in one of Ledbury's premier residential locations, Kilbury House is very conveniently located within easy reach of the town centre.

This very spacious property, extending to approximately 2837 ft, has many fine features and benefits from gas fired central heating and double glazing. It is arranged on the ground floor with a portico style entrance porch, entrance vestibule, a grand reception hall, cloakroom with WC, a study, spacious fitted breakfast kitchen, utility room, dining room, sitting room and a conservatory. On the first floor a feature large galleried landing gives access to a master bedroom suite with Ensuite dressing room and bathroom, four further good sized bedrooms, a bathroom and separate shower room.

Outside there is a detached double garage with additional driveway parking and Kilbury House stands in a very pleasant mature garden.

ACCOMMODATION:

Portico Style Entrance Porch

With outside light.

Entrance Vestibule

With leaded light effect front door. Single radiator. Coving. Tiled floor. Double glazed window to front. Multi-pane double doors to hall.

Impressive Reception Hall 7.13m (23ft) x 3.15m (10ft 2in)

With feature staircase to first floor. Built-in understairs cupboard. Attractive wooden flooring. Double radiator. Coving.

Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Single radiator. Wooden flooring. Double glazed window to front.

Study 4.11m (13ft 3in) x 2.99m (9ft 8in)

With double radiator. Coving. Double glazed window to front.

Breakfast Kitchen 8.06m (26ft) max. x 4.11m (13ft 3in) max.

Well fitted with an extensive range of units comprising a ceramic 1½ bowl sink with pull-out chrome tower mixer tap and base unit under. Further base units. Wall mounted cupboards. Glass fronted cabinet. Tall storage cupboard. Fitted breakfast bar. Work surfaces with part tiled surrounds. Space for range-style cooker. Fitted stainless steel chimney hood. Plumbing for dishwasher. Two double radiators. Connecting door to dining room. Double glazed window to side. Double glazed door to rear garden.

Utility Room 2.97m (9ft 7in) x 1.80m (5ft 10in)

Having a stainless steel sink unit. Tall storage cupboard. Wall mounted cupboards. Work surfaces with tiled surrounds. Plumbing for washing machine. Wall mounted Worcester gas fired boiler. Double glazed door to side.





Dining Room 4.42m (14ft 3in) x 4.11m (13ft 3in)

With fitted shelving. Double radiator. Coving. Wooden flooring. Double glazed windows to side and rear.

Sitting Room 8.55m (27ft 7in) max. x 4.00m (12ft 11in) max.

Having a feature marble fireplace with fitted coal effect fire. Two double radiators. Feature archway. Coving. Multi-pane double doors from hall. Double glazed window to front. Double glazed double doors to conservatory.

Conservatory 5.58m (18ft) max. x 2.89m (9ft 4in)

Having dwarf walling with double glazed surrounds. Wooden flooring. Double glazed double doors to rear garden.

Feature Galleried Landing 9.61m (31ft) x 3.10m (10ft)

With single radiator. Coving. Access to roof space. Double glazed window to front.

Master Bedroom 4.44m (14ft 4in) x 4.34m (14ft)

Enjoying a pleasant double aspect with double glazed windows to side and rear. Double radiator. Coving. Archway to dressing room.

Ensuite Dressing Room

With fitted hanging rails. Door to:

Ensuite Bathroom

Fitted with a feature corner bath with mixer tap, shower attachment, folding shower screen and tiled surrounds, wash basin, bidet and a WC. Shaver light point. Extractor fan. Double radiator. Coving. Double glazed window to rear.

Bedroom 2 4.00m (12ft 11in) max x 3.46m (11ft 2in) max.

With walk-in cupboard. Double radiator. Coving. Double glazed window to rear.

Bedroom 3 4.00m (12ft 11in) x 3.02m (9ft 9in)

With walk-in cupboard. Double radiator. Coving. Double glazed window to front.

Shower Room

With a fitted tiled shower cubicle, wash basin with tiled splashback and a WC. Extractor fan. Single radiator.

Bedroom 4 4.08m (13ft 2in) x 3.35m (10ft 10in)

With double radiator. Coving. Double glazed window to side.

Bedroom 5 4.08m (13ft 2in) x 3.02m (9ft 9in)

With double radiator. Coving. Double glazed window to front.

Bathroom

Having a fitted Jacuzzi bath with mixer taps and shower attachment, tiled surrounds, wash basin and a WC. Shaver light point. Extractor fan. Double radiator. Airing cupboard housing a hot water cylinder. Double glazed window to side.

Outside Kilbury House is approached over a stone driveway which provides off road parking and gives access to a detached DOUBLE GARAGE (with light and power).

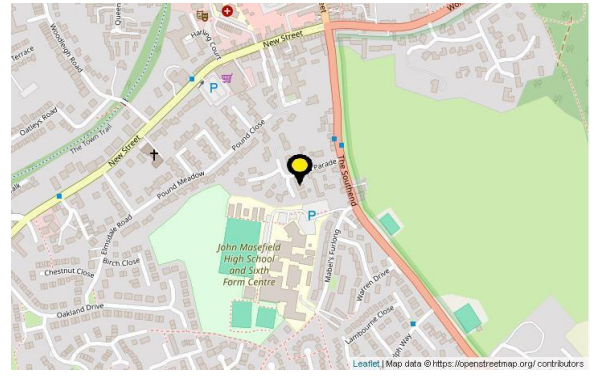
There is a selection of established plants and shrubs to the front and gateways to either side of the house give access to a good sized enclosed rear garden. This is pleasantly arranged with a large paved and stone terrace, areas of lawn, a small wildlife pond and further mature plants and shrubs. The greenhouse will be included in the sale.

Directions

From the agent's Ledbury office turn right at the traffic lights and proceed along The Southend. Turn right into South Parade and Kilbury House will be located at the end of the road.

Tenure

We are advised (subject to legal confirmation) that the property is Freehold.



Services

We have been advised that all 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.

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

BAND G

EPC

The EPC rating for this property is C (69)



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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.
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