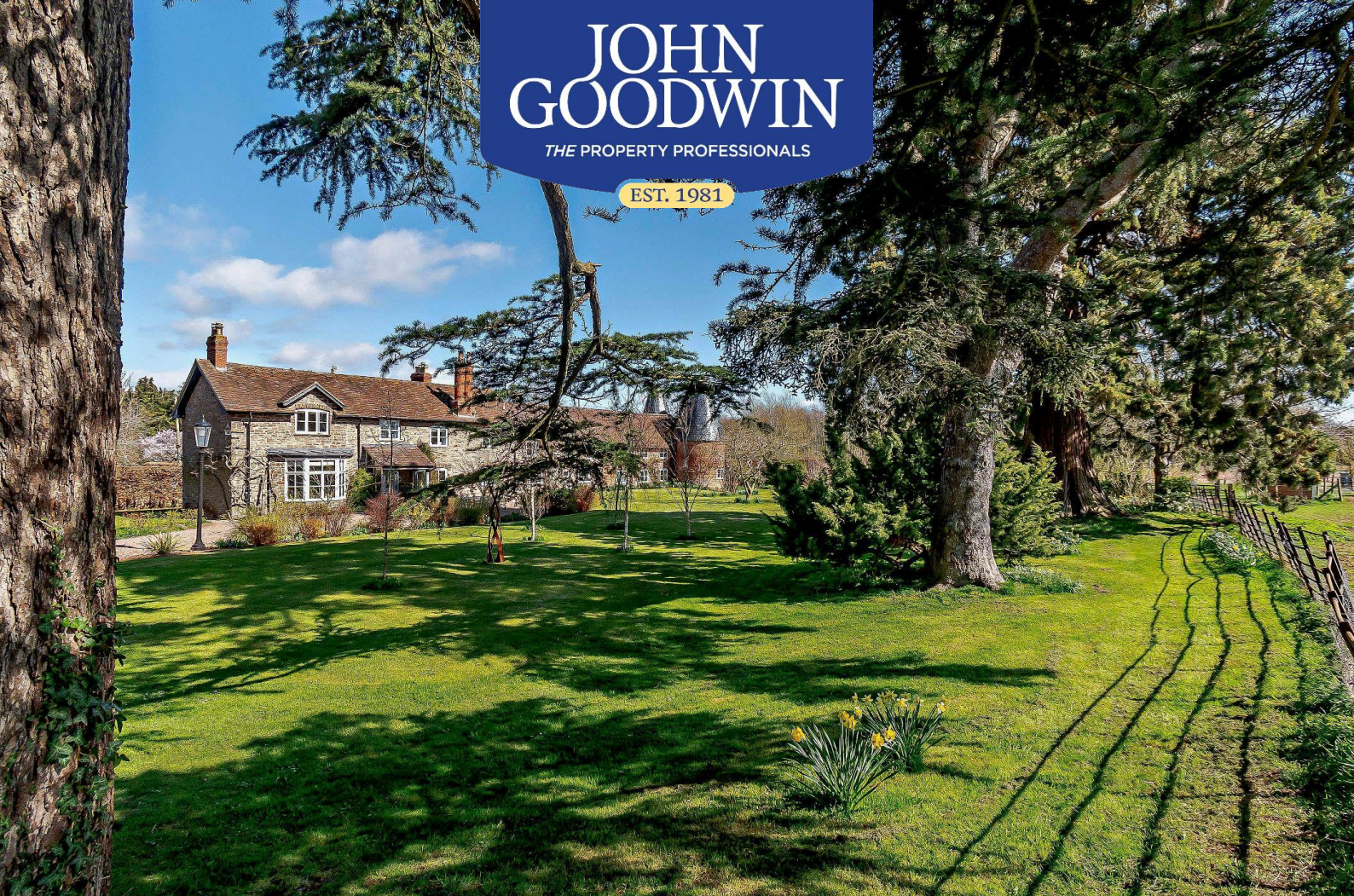


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN ATTRACTIVE AND MOST CHARMING PERIOD FARMHOUSE OFFERING SPACIOUS CHARACTER ACCOMMODATION WITH MANY FINE CHARACTER FEATURES WITH 4 RECEPTION ROOMS, 4 BEDROOMS (3 ENSUITE), FITTED KITCHEN WITH AGA, 4 BAY GARAGE WITH WORKSHOP AND A DELIGHTFUL MATURE GARDEN IN ALL APPROX 1.8 ACRES. EPC: E**

**ADJOINING 2 BEDROOM ANNEXE/COTTAGE AND ADDITIONAL 7 ACRES AVAILABLE BY SEPARATE NEGOTIATIONS**

## Monksbury Court - Guide Price: £875,000

Monkhide, Ledbury, Herefordshire HR8 2TU





# Monksbury Court

## Location

Monkhide is a small picturesque hamlet in Herefordshire nestled between the market towns of Ledbury and Hereford. Surrounded by rolling countryside and farmland, it offers a peaceful rural setting.

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

Monksbury Court is a most interesting period property situated in a rural location overlooking farmland and fronting onto the old Hereford - Gloucester canal bed.

The spacious four bedroomed accommodation has many fine character features and benefits from oil fired central heating and extensive double glazing. It stands in a wonderful mature garden in all extending to approximately 1.8 acres and there is a large 4 bay garage with workshop.

## Agents Note

**AN ADJOINING SELF-CONTAINED TWO BEDROOMED ANNEXE/COTTAGE (CIDER COTTAGE) IS ALSO AVAILABLE BY SEPARATE NEGOTIATION. GUIDE PRICE £250,000**

**THERE ARE AN ADDITIONAL 7 ACRES OF Paddock LOCATED NEARBY WHICH ARE ALSO AVAILABLE BY SEPARATE NEGOTIATION. GUIDE PRICE £120,000**

## ACCOMMODATION:

### Enclosed Entrance Porch

With decorative tiled floor and double glazed surrounds.

### Reception Hall

Having a wooden front door with feature arched fanlight. Double and single radiators. Decorative tiled floor.

### Sitting Room 6.30m (20ft 4in) x 6.30m (20ft 4in) max.

Having a feature fireplace with fitted log burning stove. Large shuttered bay window with fine outlook over garden. Two double radiators.

### Lobby

With stairs to first floor.

### Garden Room 4.37m (14ft 1in) x 3.92m (12ft 8in) max.

Having a feature fireplace with log burner. Two double radiators. Shuttered glazed double doors to garden.

### Inner Hall

With built-in understairs cupboard. Double radiator.

### Shower/Utility Room

Fitted with a large shower cubicle, wash basin and a WC. A range of fitted cupboards. Plumbing for washing machine and tumble dryer. Double radiator. Window to front.







#### **Dining Room 5.73m (18ft 6in) x 4.31m (13ft 11in)**

With a feature fireplace and fitted log burner. Double radiator. Window to side.

#### **Breakfast Room 5.99m (19ft 4in) x 3.30m (10ft 8in) max.**

Having a feature fireplace with fitted log burner. Double radiator. Quarry tile floor. Window to side.

#### **Breakfast Kitchen 8.06m (26ft) x 3.85m (12ft 5in)**

Well fitted with an extensive range of wooden units comprising an inset deep glazed Belfast sink. Further utility sink. A range of base and wall cupboards. Tall storage cupboards. Fitted breakfast bar. Ample work surfaces. Fitted oil fired AGA. Fitted 2-ring induction hob. Integral fridge and freezer. Integral dishwasher. Attractive vaulted ceiling. Double glazed windows to side. Tiled floor. Door to enclosed rear porch. Second staircase to the first floor.

#### **Enclosed Rear Porch**

With door to side and window to rear.

#### **Spacious Landing**

With walk-in cupboard. Cupboard housing a Worcester oil fired boiler and hot water cylinder. Double radiator. Window to rear. Double glazed Velux roof window.

#### **Bedroom 1 5.06m (16ft 4in) x 5.04m (16ft 3in)**

With double radiator. Window to front with wonderful outlook over garden.

#### **Large Ensuite Shower Room**

Fitted with a large walk-in shower, his & hers wash basins, bidet and a WC. Chrome heated towel rail. Double radiator. Extractor fan. Double glazed window to front.

#### **Bedroom 2 3.69m (11ft 11in) x 3.02m (9ft 9in)**

With fitted wardrobe. Double radiator. Double glazed window to front with fine outlook.

#### **Ensuite Bathroom**

Fitted with a panelled bath, large shower cubicle, bidet and a WC. Chrome heated towel rail. Double radiator. Double glazed window to front. Separate door to landing.

#### **Bedroom 3 3.69m (11ft 11in) x 3.59m (11ft 7in)**

With access to roof space. Double radiator. Staircase to kitchen. Window to side.

#### **Ensuite Shower Room**

With a fitted shower cubicle, wash basin and a WC. Chrome heated towel rail.

#### **Bedroom 4 5.99m (19ft 4in) x 4.31m (13ft 11in)**

With a feature fireplace. Built-in wardrobe and alcove cupboards. Double radiator. Window to side.

#### **Outside**

A particular feature of Monksbury Court is the delightful mature garden which in all extends to approximately 1.8 acres. It is very pleasantly arranged to the front with sweeping lawns, a large paved sun terrace, mature trees and very well stocked deep flowerbeds. This is south facing and overlooks the old canal and farmland.

Areas of lawn extend to either side of the property being flanked on one side with a stream and feature pond.

There is a 4 bay detached garage block with workshop plus additional off road parking space.

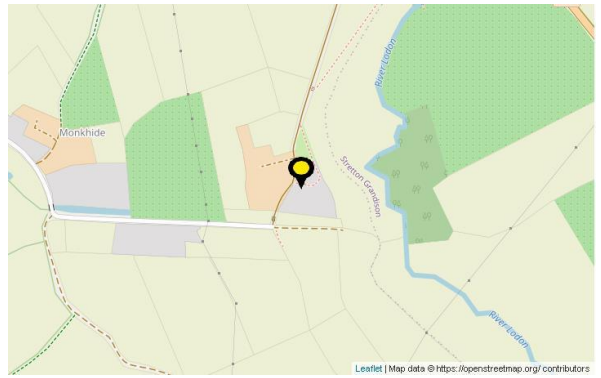


### Directions

From Ledbury take the A438 towards Hereford. At the Trumpet crossroads turn right onto the A417 towards Leominster. Continue through the villages of Ashperton and Stretton Grandison. After passing the village sign for Yarkhill turn left onto the new roadway (Broadlands) signed Monksbury Court Barns. Continue along the track passing some new build properties and the entrance to Monksbury Court will be located on the left hand side.

### Viewing

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



### Services

We have been advised that mains water and electricity 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.

### 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.

### Tenure

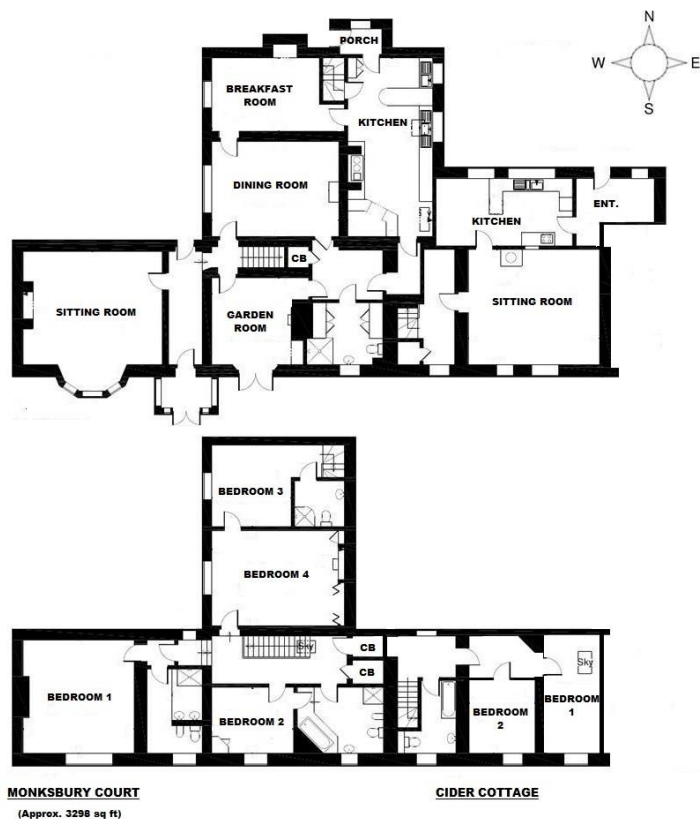
We are advised (subject to legal confirmation) that the property is Freehold.

### Council Tax

BAND G

### EPC

The EPC rating for this property is E (41)



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

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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.

