

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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OVERLOOKING FARMLAND, A MOST ATTRACTIVE DETACHED COUNTRY PROPERTY OFFERING IMMACULATELY PRESENTED ACCOMMODATION WITH MANY FINE CHARACTER FEATURES BENEFITING FROM OIL CENTRAL HEATING AND EXTENSIVE DOUBLE GLAZING WITH 3 RECEPTION ROOMS, FITTED BREAKFAST KITCHEN WITH AGA, GROUND FLOOR SHOWER ROOM, 3 DOUBLE BEDROOMS (1 ENSUITE), DETACHED DOUBLE GARAGE, USEFUL OUTBUILDINGS AND A DELIGHTFUL MATURE GARDEN IN ALL APPROACHING APPROX.1.5 ACRES

EPC: F

INSPECTION ESSENTIAL

The Pump House - Guide Price: £840,000

Kynaston, Ledbury, Herefordshire HR8 2PD

3 3 2



The Pump House

Location

The rural hamlet of Kynaston is pleasantly positioned at the foot of Marcle Ridge near the popular village of Much Marcle which provides a range of local facilities including a primary school, church and public houses. The town of Ledbury is approximately 6 miles distant and provides further excellent amenities including a mainline railway station. The M50 motorway is also easily accessible to the south of Ledbury.

Property Description

The Pump House is a most charming property believed to date back to the 1680's and is situated in a very pleasant rural location overlooking farmland.

This very well presented property offers light and airy accommodation of considerable charm and character with many fine features including a wealth of exposed timbers and latch doors. It has the benefit of oil fired central heating and extensive double glazing and is arranged on the ground floor with a canopy porch, attractive vaulted reception hall, shower room, sitting room, dining room, fitted breakfast kitchen with an AGA, utility room and a snug. On the first floor a feature galleried landing gives access to three double bedrooms with one having a large Ensuite bathroom with shower and WC.

A particular feature of The Pump House is the most delightful mature garden which overlooks farmland and in all extends to approximately 1.5 acres. There is ample off road parking in addition to a detached double garage and a useful old stable and pig sty which provides useful storage.

The agents recommend an early inspection to fully appreciate this delightful property and its wonderful setting.

ACCOMMODATION:

Canopy Porch

Reception Hall

With multi-pane double glazed front door. Single radiator. Exposed timbers. Feature vaulted ceiling.

Large Shower Room

Fitted with a white suite comprising a tiled shower cubicle, wash basin with tiled splashback and a WC. Vertical radiator. Extractor fan. Fitted double cupboard. Tiled floor. Windows to side and rear with secondary glazing.

Dining Room 4.47m (14ft 5in) x 3.44m (11ft 1in)

With two single radiators. Exposed timbers. Two double glazed windows to front. Multi-pane double glazed double doors to side giving access to the garden.

Sitting Room 4.65m (15ft) x 3.75m (12ft 1in)

Having a feature fireplace with oak beam, raised hearth and cast iron fire. Two wall mounted electric heaters. Exposed timbers. Two double glazed windows to front.





Breakfast Kitchen 5.94m (19ft 2in) x 4.11m (13ft 3in)

Well fitted with an extensive range of coloured units comprising a composite sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Glass fronted cabinet. Composite work tops with matching upstands. Fitted oil fired AGA. Fitted hob with integral extractor over. Two integral fridges. Integral dishwasher. Wall mounted oil fired boiler. Attractive tiled floor. Exposed timbers. Two double glazed windows to rear with pleasant outlook over fields.

Utility Room

With composite work tops. Integral washing machine. Matching tiled floor. Multi-pane double glazed door to side.

Snug 4.54m (14'8) x 3.72m (12')

Having a fitted electric stove. Exposed timbers. Vertical radiator. Double glazed windows to front, side and rear.

Feature Galleried Landing

With a wealth of exposed timbers. Double radiator. Double glazed window to front with fine outlook over garden and farmland beyond.

Bedroom 1 5.27m (17ft) x 4.03m (13ft)

With built-in wardrobes. Two single radiators. Access to roof space. Double glazed windows to side and rear with fine outlook.

Spacious Ensuite Bathroom

Fitted with a white suite comprising a panelled bath with tiled surrounds, tiled shower cubicle, his & hers wash basins, bidet and a WC. Shaver point. Extractor fan. Part panelled walls. Fitted wall cupboards. Built-in double wardrobe. Double glazed window to side.

Bedroom 2 4.42m (14ft 3in) x 3.38m (10ft 11in)

Having a mounted glass wash basin. Single radiator. Exposed timbers. Double glazed windows to front and side with fine outlook.

Bedroom 3 3.80m (12ft 3in) x 3.77m (12ft 2in)

Having a decorative fireplace with fitted coal effect electric fire. Single radiator. Exposed timbers and brickwork. Double glazed windows to front and side.

Outside

The Pump House is approached over a sweeping gated driveway which provides off road parking for several cars and gives access to a detached **DOUBLE GARAGE**.

The garden is a particular feature of the property being most attractively arranged with large areas of lawn, an attractive paved terrace, rockery and flowerbeds. The garden is very well stocked with an interesting selection of established plants, trees and shrubs, including a wonderful Wisteria and an orchard area. The grounds adjoin open farmland and in all extend to approximately 1.5 acres.

There is also an old stone and brick stable and pig sty providing useful storage in addition to a garden shed.

Services

We have been advised that mains water and electricity are connected to the property. Drainage is to a 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.

Directions

Proceed out of Ledbury on the A449 Ross road and continue on to the village of Much Marcle. In the centre of the village turn right by the garage, proceed for a short distance and turn right signposted to Rushall and Kynaston. Continue past the Slip Tavern and proceed through Rushall. On entering Kynaston the property will be found immediately on the right hand side just after the village sign.

WHAT3WORDS: INITIAL.ARGUE.WOODSTOVE



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.

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Viewing

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

Council Tax

TAX BAND G

EPC

The EPC rating for this property is F (23)

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.8 sq.m.) approx.



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