



A SUPERBLY APPOINTED DETACHED HOUSE IN A VERY PLEASANT RURAL LOCATION ENJOYING FINE VIEWS BENEFITING FROM OIL CENTRAL HEATING AND DOUBLE GLAZING WITH 3 BEDROOMS (EASILY CONVERTED TO 4), ENSUITE SHOWER ROOM, CONTEMPORARY REFITTED BREAKFAST KITCHEN WITH APPLIANCES, CONSERVATORY, ATTRACTIVE LANDSCAPED GARDEN AND OFF ROAD PARKING. EPC: D.

INSPECTION RECOMMENDED

Guide Price: £469,000

1 Forge Courtyard, Canon Frome, Ledbury, Herefordshire HR8 2TJ

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1 FORGE COURTYARD

Location

Canon Frome is a sought after small rural hamlet set amidst Herefordshire countryside approximately 11 miles from the city of Hereford and approximately 6 miles from the very popular town of Ledbury, both of which provide an excellent range of amenities. The nearby village of Ashperton has a primary school and there is a garage with shop close by at Newtown crossroads. The M50 motorway access is available approximately 4 miles to the south of Ledbury.

Property Description

Enjoying fine views over farmland a modern well appointed detached house pleasantly located in a small rural cul de sac of just 5 properties.

The well presented accommodation has a very contemporary feel and benefits from oil fired central heating, double glazing and an integral vacuum system. It is arranged on the ground floor with a canopy entrance porch, reception hall, cloakroom with WC, dining room, sitting room, refitted breakfast kitchen, utility room and a conservatory/garden room with air conditioning. On the first floor an attractive galleried landing gives access to a master bedroom with Ensuite shower room, two further bedrooms (one of which could be easily converted into two rooms if required) and a family bathroom.

Outside, a block paved driveway provides off road parking and there is an attractive enclosed garden to side and rear.

ACCOMMODATION:

Canopy Porch

With outside light.

Reception Hall

With composite double glazed front door and side panels. Radiator. Porcelain tiled floor. Stairs to first floor. Understairs cupboard.

Cloakroom

Fitted with a modern white suite comprising a wash basin and WC. Attractive tiled surrounds. Extractor fan. Porcelain tiled floor.

Dining Room 4.26m (13ft 9in) x 2.71m (8ft 9in)

With large built in cupboard housing a Grant oil fired boiler and the Beam vacuum system. Radiator. Attractive flooring. Double glazed window to front.

Sitting Room 5.09m (16ft 5in) x 4.08m (13ft 2in) max.

Having a feature fireplace with fitted pebble fire. Two radiators. Attractive flooring. Double glazed windows to front and side. Double wooden doors to the kitchen.

Breakfast Kitchen 6.51m (21ft) max. x 2.92m (9ft 5in)

Very well fitted with an extensive range of contrasting gloss units comprising an inset one and half bowl stainless steel sink with large extending tower tap and base unit under. Further base units. Several drawer packs. Wall mounted cupboards. Pull-out rubbish bin. Granite worktops. Large island breakfast bar. Inset induction hob with extractor hood over. Built-in oven, steam oven and combination oven. Integral fridge and dishwasher. Two vertical radiators. Porcelain tiled floor. Double glazed sliding patio doors to rear. Opening through to conservatory.





Conservatory/Garden Room 3.51m (11ft 4in) x 3.30m (10ft 8in)

With dwarf walling and double glazed surrounds. Feature fitted wood burning stove. Radiator. Air conditioning. Porcelain tiled floor. Double glazed double doors to garden.

Utility Room 2.71m (8ft 9in) x 1.75m (5ft 8in)

Having a stainless steel sink with extending tower tap and base unit under. Wall mounted cupboards. Granite worktops. Plumbing for washing machine. Radiator. Porcelain tiled floor. Extractor fan. Double glazed door and window to rear.

Galleried Landing

Having a built-in cupboard with shelving and hanging rail. Radiator. Access to roof space. Double glazed window to front.

Bedroom 1 4.00m (12ft 11in) x 3.85m (12ft 5in)

With a range of fitted wardrobes. Radiator. Double glazed window to front.

Ensuite Shower Room

Fitted with a contemporary white suite comprising a shower cubicle, wash basin and WC. Chrome ladder radiator. Extractor fan. Double glazed window to side.

Bedroom 2 5.89m (19ft) plus dormer x 2.68m (8ft 8in)

With built-in wardrobes. Two radiators. Access to roof space. Access to eaves space. Double glazed dormer window to front. Double glazed Velux roof window to rear.

This room could easily be converted into two separate rooms if required as there are two doors from the landing.

Bedroom 3 4.03m (13ft) x 2.92m (9ft 5in) max.

With built-in wardrobe. Radiator. Double glazed window to rear with fine outlook.

Family Bathroom

With contemporary white suite comprising a panelled bath, wash basin and a WC. Attractive tiled surrounds and matching tiled floor. Chrome ladder radiator. Extractor fan. Double glazed window to rear.

Outside

To the front of the property a block-paved driveway provides off road parking.

To the side and rear of the house there is an established garden which is most pleasantly arranged with areas of lawn, paved terrace with a feature gazebo, raised decking with views and an interesting selection of plants and shrubs. There are outside lights, power points and cold water tap along with a gated pathway to the side providing pedestrian access to the garden from the front of the property.

Services

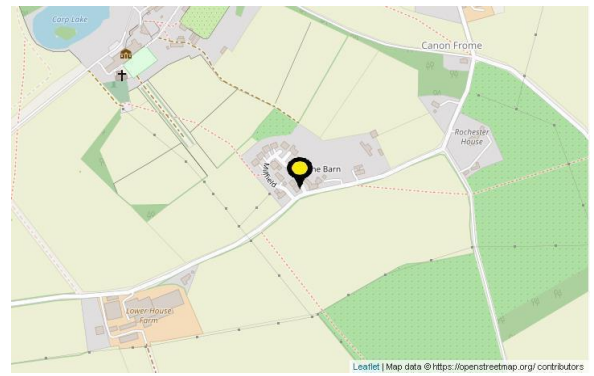
We have been advised that mains water and electricity are connected to the property. Drainage is to a shared private system This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement 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.

Tenure

We are advised (subject to legal confirmation) that the property is Freehold. There is a management company in place for Forge Courtyard and the service charge is understood to currently be £75 per quarter.

Directions

Proceed out of Ledbury on the A438 Hereford Road and at the Trumpet crossroads turn right onto the A417 Leominster Road. Continue through Ashperton and then turn right by the old garage signed to Canon Frome. Proceed for approximately 3/4 of a mile and the entrance to Forge Courtyard will be found on the left hand side (immediately after Millfield). No1 is the first property on the left.



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 E

EPC

The EPC rating for this property is D(60)



Ledbury Office
01531 634648

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

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