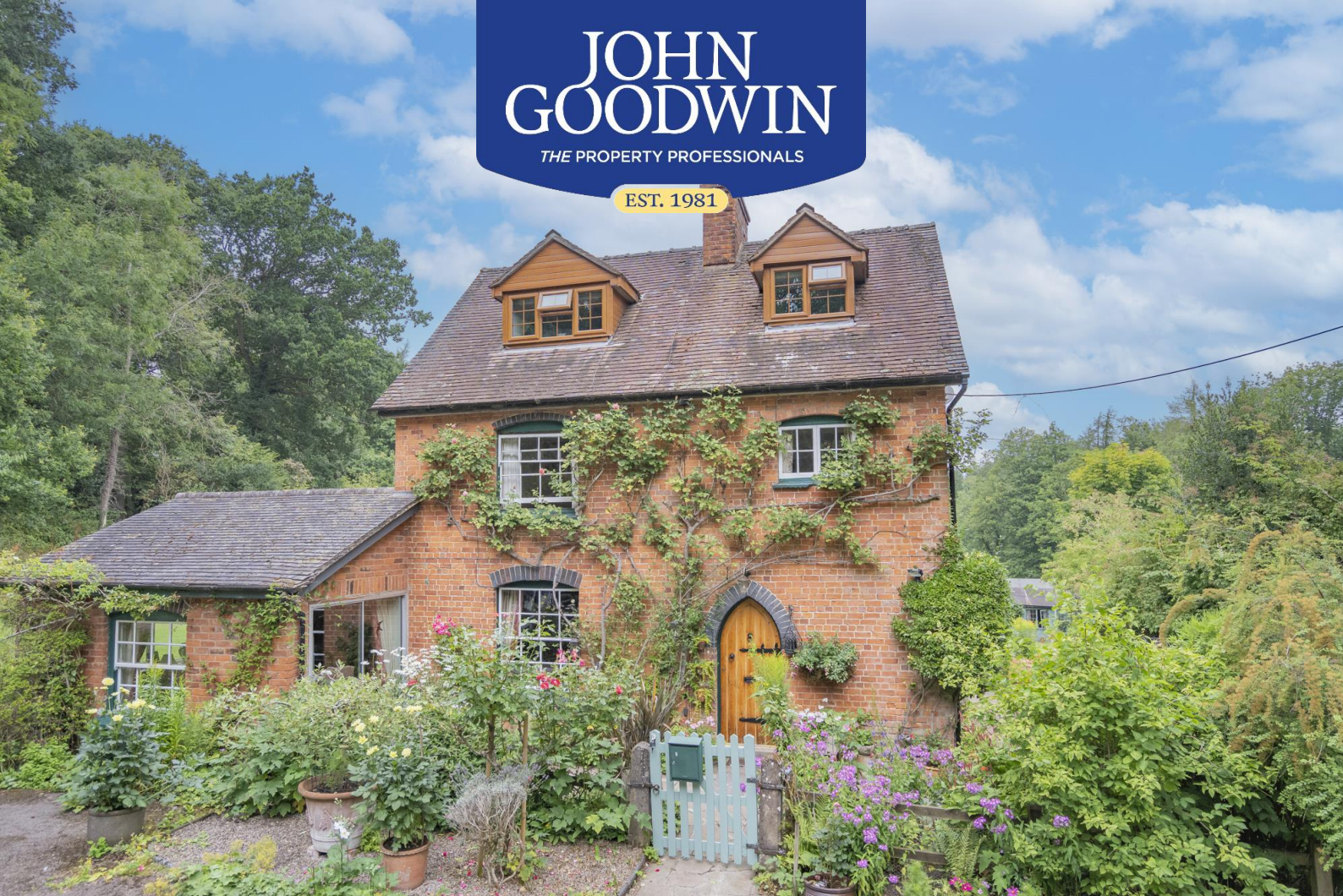


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A Most Attractive Three Bedroom Detached Character Property Situated In A Wonderful Rural Location On Putley Common Having A Detached Double Garage And Attached Store Set In A Delightful Cottage Style Garden In All Extending To Approx. Half An Acre.

EPC - F

Newlands – Guide Price £595,000

Putley Common, Ledbury, Herefordshire, HR8 2RF



Newlands

Location & Description

Putley Common is conveniently positioned enjoying easy access to the city of Hereford (approximately 10 miles) and the popular town of Ledbury (approximately 5 miles). The M50 motorway is available 4 miles to the south of Ledbury bringing The Midlands and South West into easy travelling distance.

Property Description

Newlands is a most attractive individual detached character property believed to date back to 1810. The house has retained a number of period features including an arched entrance door, sash windows, stripped internal doors, stone fireplaces and high skirting boards. The property has a spacious feel and is laid out over three floors with the current owners having converted the attic space to provide a study/landing and further bedroom.

On the ground floor a spacious dining hall with an original fireplace, exposed ceiling beams and sash windows leads into the sitting room with an attractive exposed brick fireplace and inset multi fuel stove. This in turn opens into the living room, which enjoys a dual aspect to the front and side. A rear hall leads to the breakfast kitchen, shower room, bathroom, utility room and rear porch, which gives access to a courtyard garden.

Stairs from the sitting room lead to the first floor landing, giving access to the master bedroom, which enjoys a dual aspect, a further double bedroom and a large second shower room. A further staircase leads to the second floor, which provides a large landing area (currently used as a study) and leads to a further bedroom.

Outside, Newlands enjoys a delightful cottage style garden with areas laid to lawn bordered by a beautiful selection of seasonal flowers and mature shrubs. A courtyard garden provides a seating area ideal for entertaining. The grounds include a vegetable garden and two ornamental ponds. In all it extends to approximately half an acre.

The property further benefits from a generous detached double garage and carport. In addition there is a useful attached workshop.

The accommodation with approximate dimensions is as follows:

Dining Hall 5.92m (19ft 1in) x 3.10m (10ft) into chimney breast recess

Feature arched entrance door. Two sash windows to side. Feature fireplace. Ceiling beams. Two radiators. Additional arched feature door to side.

Sitting Room 4.85m (15ft 8in) x 4.18m (13ft 6in) into chimney breast recess

Sash window to front. Attractive feature fireplace with inset multi fuel stove. Two radiators.

Open to:

Living Room 4.96m (16ft) x 3.92m (12ft 8in)

Dual aspect with sash window to front, UPVC window to side and sliding patio door giving access to the front of the property.





Breakfast Kitchen 6.28m (20ft 3in) x 3.35m (10ft 10in)

Fitted with a range of wall and base units with granite work surfaces over. Stainless steel sink unit with tiled splash back. Space for cooker, fridge, plumbing for dishwasher. Oil fired Rayburn. Windows to side and rear. Tiled floor.

Rear Hall

Radiator. Tiled flooring. With doors leading to:

Utility Room 3.92m (12ft 8in) x 1.89m (6ft 1in)

Plumbing for washing machine. Wash basin. Tiled flooring. UPVC window to side. Radiator.

Bathroom

With panelled bath. Wash hand basin set into vanity unit. Tiled splash back. Low level WC. Extractor fan. Traditional savoy radiator. Sash window to rear.

Shower Room

Walk in shower cubicle with mixer shower. Low level WC. Wall hung wash hand basin. Floor mounted central heating boiler. Window to side.

Rear Porch

Window and door to rear garden. Larder storage cupboard. Tiled floor.

First Floor Landing

Radiator. Sash window to rear. Doors leading to:

Master Bedroom 5.09m (16ft 5in) x 3.38m (10ft 11in) into chimney breast recess

Dual aspect with sash window to rear and window to front. Radiator. Telephone point. TV point. Eaves storage.

Shower Room 3.25m (10ft 6in) x 2.53m (8ft 2in)

With walk in shower cubicle. Low level WC. Wash basin. Airing cupboard with shelving and housing hot water tank.

Bedroom 3 4.37m (14ft 1in) x 2.30m (7ft 5in)

Sash window to side. Fitted wardrobe.

2nd Floor Landing/Study Area 3.97m (12ft 10in) x 2.94m (9ft 6in)

Converted from the roof space, a generous space currently used as a study area. Original ceiling beams. Eaves storage. UPVC window to front.

Connecting door to:

Bedroom 2 4.31m (13ft 11in) x 3.49m (11ft 3in)

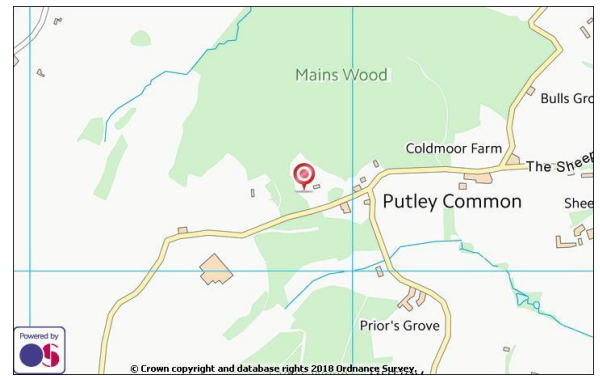
Ceiling beams. UPVC window to front. Eaves storage. Fitted cupboards. Telephone point.

Outside

Newlands is approached via a shared track crossing Putley Common with access from the driveway to a double garage (approx. 24'02" x 19'11") and carport. There is also an adjoining workshop. The property is surrounded by the most delightful cottage style garden, with a private courtyard accessed from the rear, leading to a lawned garden with prolifically planted borders of seasonal flowers and shrubs. In addition there is a raised vegetable garden, two ornamental ponds, two green houses and two storage sheds.

Directions

Proceed out of Ledbury on the A438 Hereford Road. Continue over the traffic lights at the Trumpet crossroads and turn left at Poolend signed Pixley, Putley Green and Aylton. Continue straight on signposted to Putley Common and Woolhope. Proceed for approx. three quarters of a mile and continue on past the post box and left hand turning to Putley. Turn into the third track on the right hand side where the driveway to Newlands is located immediately in front of you.



Services

We have been advised that mains water and electricity are connected to the property. The central heating is oil fired. Drainage is to a shared septic tank. 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 infer 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.

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 purchases/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.

Viewing

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

Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is F (33).

Newlands

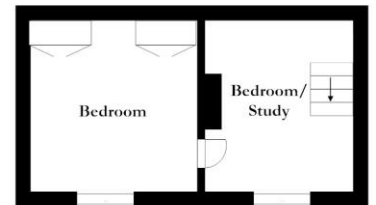
Putley
Ledbury HR8 2RF

Approximate Gross Internal Floor Area
212 sq M / 2281 sq ft

For information and illustrative purposes only. Not to scale
The position of doors, windows, appliances
and other features are approximate only.
© Encert Ltd



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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.



Ledbury Office
01531 634648

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

