



Four-Bedroom Victorian Property Arranged Over Four Floors, Featuring Two Reception Rooms, Kitchen, Utility Room, Two Wcs, Family Bathroom, Cellar, And Wine Store. Landscaped Rear Garden With Summer House, Greenhouse, And Pond. Includes Garage, Driveway, And Side Access. Located In A Popular Residential Area Close To Ledbury Town Centre. EPC - D

Beacon House – Guide Price £595,000

Newbury Park, Ledbury, HR8 1AS

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Beacon House

Location & Description

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

Situated in the desirable Newbury Park area of Ledbury, Beacon House is an elegant four-bedroom Victorian home offering generous and flexible accommodation across four floors. From the original tiled vestibule and stained glass door to the ornate cornicing and sash windows, the property is full of period charm. The ground floor includes a spacious dual-aspect lounge with a bay window and fireplace, a formal dining room, a kitchen with access to the front of the property, and a convenient WC.

Upstairs, the first floor features two double bedrooms, including a generous principal room with twin sash windows, built-in storage, and a feature fireplace. A second double bedroom, stylish family shower room with walk-in double shower completes this level. The top floor adds two further bedrooms and access to useful eaves storage, making the home ideal for growing families, home working, or guests.

The lower ground floor adds valuable versatility with a utility room, cellar/workshop, wine store, additional WC, and direct access to the rear garden. With original quarry tiles, flagstone flooring, and thoughtful built-in storage, this level offers excellent potential for hobby use or additional living space.

Outside, the beautifully landscaped rear garden is a standout feature, offering a gently sloping lawn, mature flower beds, a feature pond, fruit trees, vegetable patches, and a summer house. A brick path leads through the garden to a greenhouse, and side access connects to the private driveway and adjoining garage. With its blend of character, space, and a prime location, Beacon House presents a rare opportunity to own a distinguished period home in Ledbury.

The accommodation with approximate dimensions is as follows:

Vestibule 1.44m (4ft 8in) x 1.16m (3ft 9in)

The original wooden framed front door leads into the vestibule with: Ceiling light point. space for hanging coats. Original Victorian tiled flooring. Original wooden framed stain glass door leads into the Hall.

Hall 5.61m (18ft 1in) x 0.96m (3ft 1in) Increasing to 5' 06

Two ceiling light points. Cornicing. A panelled stair case. Wall mounted radiator. Doors to Dining Lounge, WC and stair case leading to Lower ground floor. Carpet.

Dining Lounge 8.31m (26ft 10in) x 3.07m (9ft 11in)

Two ceiling light points. Six wall mounted lights. Cornicing. Original wooden framed sash bay window with secondary glazing to the front aspect. Double glazed sash window over looking the rear aspect. Two wall mounted radiators. Gas fireplace with a wooden mantle piece and tiled hearth. Carpet. Door leading to...

Dining Room 4.62m (14ft 11in) x 2.82m (9ft 1in)

Ceiling light point. Three wall light points. two double glazed sash windows to the rear aspect. Benched seating with a built in storage. Wall mounted radiator. carpet.

Kitchen 2.82m (9ft 1in) x 2.82m (9ft 1in)

Ceiling light point. A range of over head and undercounter storage cupboards with a marble effect worktop and inset sink and half sink unit with chrome taps. Tiled backsplash. Double glazed window to the front aspect. Space for free standing oven. Space for undercounter fridge freezer. Vinyl flooring. Wooden framed glass door to front aspect.





WC 1.89m (6ft 1in) x 1.86m (6ft)

Ceiling light point. Double glazed windows to the rear aspect and side aspect. Built in airing cupboard housing an emersion tank. Ceramic sink with chrome taps. Low level toilet. Carpet. Radiator.

To the first floor 3.69m (11ft 11in) x 1.68m (5ft 5in)

Ceiling light point. Doors to Bedrooms and Bathroom. Radiator. Carpet.

Bedroom 1 4.93m (15ft 11in) x 3.59m (11ft 7in)

Ceiling light point and ceiling rose. Two double glazed sash windows to the front aspect. Cornicing. Built in wardrobe. Feature fireplace with slate mantle piece and tiled hearth. Radiator. Carpet.

Bedroom 2 3.44m (11ft 1in) x 2.51m (8ft 1in)

Ceiling light point. Double glazed sash window to the rear aspect. Built in wardrobe. Radiator. Carpet.

Family Bathroom 2.84m (9ft 2in) x 1.89m (6ft 1in)

Four spot lights. A walk in mains powered double shower with chrome taps and a tile backsplash. Low level toilet. A ceramic sink. Radiator. Wood effect laminate flooring.

To the second floor 3.44m (11ft 1in) x 1.68m (5ft 5in)

Ceiling light point. Doors to bedrooms. Wooden framed double glazed Velux window to the rear aspect. A wooden door leading to eaves storage.

Bedroom 3 4.70m (15ft 2in) x 3.59m (11ft 7in)

Ceiling light point and light bar. Double glazed window to front aspect. Built in wardrobe. Radiator. Carpet.

Bedroom 4 3.69m (11ft 11in) 8 x 3.10m (10ft)

Ceiling light point. Double glazed window to the rear aspect. Radiator. Carpet.



To the Lower ground floor 6.74m (21ft 9in) x 1.70m (5ft 6in)

2 ceiling light points. doors leading in to Cellar, Original larder, Utility room and WC. An under stairs storage cupboard. Further built in storage cupboard. Wooden framed glass door with secondary glazing leading to the garden. Quarry tiled flooring.

Utility Room/Office Space 3.56m (11ft 6in) x 2.89m (9ft 4in)

Ceiling light bar. Wall mounted light. Panelled shelving. Double glazed window to rear aspect. Stainless steel sink and drying rack with under counter storage cupboards. Space for washing machine and Fridge/Freezer. Radiator. Quarry tiled flooring.

Cellar/Workshop 3.44m (11ft 1in) x 3.20m (10ft 4in)

Ceiling light point. Wall mounted light. Wooden framed single glazed window to the side aspect. Consumer unit. Flagstone floor.

Original Larder 1.89m (6ft 1in) x 1.24m (4ft)

Wall mounted light. Wooden framed single glazed window to front aspect. Built in shelving. Tiled floor.

WC 1.89m (6ft 1in) x 0.77m (2ft 6in)

Ceiling light point. Double glazed sash window to the rear aspect with fitted blinds. Low level toilet. Quarry tiled flooring.

Garden and Outside

From the lower ground floor enter onto a garden patio. The garden is on a gentle slope with a range of large mature flower beds. Follow a brick path to your right hand side passing a feature pond in front of an area laid to lawn. To the bottom of the garden are a number of established trees and flower beds. Meandering paths lead you to a wooden summer house and a green house amongst a number of fruit trees and vegetable patches.

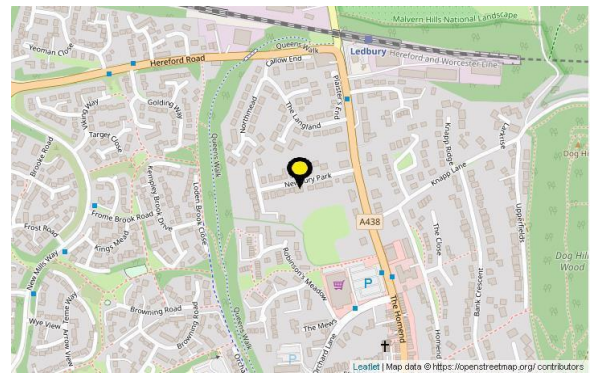
A stepped path offers side access leading you to the front drive way and garage. Undercroft garden storage can be found beside the garage. The front garden is gravelled and contains mature shrubs and planters.

From the pavement a Wrought iron gate leads to a stepped path and the front door.



Directions

From the agents Ledbury office turn left at the Top Cross traffic lights and proceed along the High Street and Homend. Continue over the traffic lights by Tesco and then turn left into Newbury Park. The property will then be found on the left hand side.



Services

We have been advised that 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.

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 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) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (60).



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