

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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ENJOYING WONDERFUL VIEWS A MOST SPACIOUS 3 BEDROOMED DETACHED BUNGALOW WITH 2 RECEPTION ROOMS, CONSERVATORY AND 3 BATHROOMS STANDING IN A LARGE GARDEN EXTENDING TO JUST UNDER 1 ACRE AND HAVING A SELF CONTAINED DETACHED ANNEX / STUDIO WITH GARAGE AND A STABLE BLOCK WITH FURTHER ATTACHED GARAGING. NO CHAIN

Horizons - £750,000 Guide Price

Hereford Road, Ledbury, Herefordshire, HR8 2PZ

4 2 3

Horizons

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. The town enjoys a wide rural catchment area, as well as an increasing tourist trade.

Property Description

Conveniently located approximately 2 miles from the popular town of Ledbury, Horizons is an individual detached bungalow backing onto orchards and enjoying wonderful far reaching views. The flexible and very spacious accommodation has the benefit of oil fired central heating and double glazing. It briefly comprises an enclosed porch, reception hall, sitting room, fitted kitchen, dining room, a large conservatory, utility room, master bedroom with Ensuite shower room, two further bedrooms, a family bathroom and separate shower room. There is also a very large roof space providing potential for conversion if required (subject to consent).

Outside there is a modern self contained detached annex/studio with garaging, a stable block with further garaging and a large driveway proving parking for many vehicles. There are well kept gardens and, in all, the plot extends to just under 1 acre.

The features which this property offer may make it of special interest to those looking to run a business from home (subject to any necessary consents).

Enclosed Entrance Porch

With double glazed sliding doors to front. Double glazed windows to side. Tiled floor. Double glazed door to hall.

Spacious Reception Hall

With attractive stripped wooden floor. Double radiator. Airing cupboard. Access via drop down ladder to a very large roof space with Velux windows. This offers considerable potential for conversion subject to consent.

Sitting Room 7.18m (23ft 2in) max x 4.52m (14ft 7in)

Having a feature marble fireplace with fitted log burning stove. Stripped floor. Two double radiators. Telephone point. Two double glazed windows to side.

Bedroom 3 5.42m (17ft 6in) x 3.10m (10ft)

With stripped floor. Double radiator. TV and telephone points. Double glazed windows to front and side.

Family Bathroom

Fitted with a white suite comprising a bath, shower cubicle, wash basin, bidet and a WC. Fully tiled surrounds. Shaver point. Ventilator. Double radiator. Stripped floor. Double glazed window to rear.

Inner Hall

With tiled floor. Double radiator. Double glazed door to conservatory.





Kitchen 4.90m (15ft 10in) x 3.23m (10ft 5in)

Fitted with a stainless steel sink with base unit under. Further base units. Drawer pack. Pull-out wicker baskets. Tall storage cupboard. Wall mounted cupboards. Work surfaces with tiled surrounds. Fitted Rangemaster cooker with stainless steel chimney hood over. Plumbing for dishwasher. Single radiator. Tiled floor. Archway to dining room. Double glazed window to front.

Dining Room 4.90m (15ft 10in) x 3.02m (9ft 9in)

With matching tiled floor. Double radiator. TV and telephone points. Double glazed window to front.

Utility Room 4.34m (14ft) x 2.61m (8ft 5in)

With enamel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Plumbing for washing machine. Vent for tumble dryer. Oil fired central heating boiler. Double glazed window to side. Double glazed door to conservatory.

Large Conservatory 8.91m (28ft 9in) x 3.51m (11ft 4in)

With dwarf brick walling and double glazed surrounds. Tiled floor. Three double radiators. Feature well. Double glazed sliding patio doors to side giving access to a large paved terrace. Further double glazed door to side.

Master Bedroom 4.21m (13ft 7in) x 3.51m (11ft 4in)

With TV and telephone points. Double radiator. Stripped floor. Double glazed window to rear.

Ensuite Shower Room

With a white suite comprising a shower cubicle, inset wash basin with cupboard under and a WC. Fully tiled surrounds. Shaver light point. Ventilator. Ladder radiator. Stripped floor. Double glazed window to rear.

Bedroom 2 4.21m (13ft 7in) x 3.54m (11ft 5in)

With stripped floor. TV and Telephone points. Double radiator. Double glazed window to rear.

Shower Room

Fitted with a white suite comprising a shower cubicle, wash basin and a WC. Fully tiled surrounds. Tiled floor. Single radiator. Shaver point. Double glazed roof window.

Outside

Horizons is approached through a brick entrance with electric gate which leads to a large tarmac driveway and hardstanding which provides parking for several vehicles. To one side of the bungalow there is an area of lawn with raised beds and a selection of established plants and shrubs. There is a further area of lawn to the rear and to the other side of the property there is a large paved terrace. Beyond this is an enclosed paddock. There is also a vegetable garden with raised beds. In all the whole plot extends to just under 1 acre and there are wonderful far reaching views.

Self Contained Annex

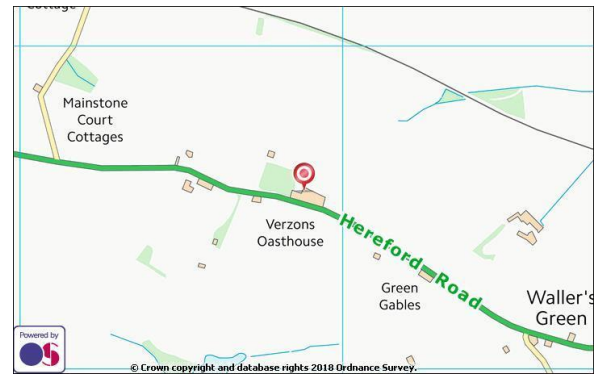
Comprising on the ground floor a large garage area (26'10 x 19'6) with electric roller door, double glazed personal door to front, oil fired boiler and double radiator. There is an adjoining office area with cloakroom off. An external metal staircase gives access to the first floor where there is a large open plan studio / living room (32'8 max. x 19'4 max.) with fitted kitchen area, 3 double radiators, 5 double glazed Velux roof windows and double glazed double doors leading to a balcony from where there are superb views. There is also a shower room off with WC.

Stable Block

Comprising two stables, a tack room, an open fronted store and two further garages. Fronting this is an enclosed gated tarmac yard.

Directions

Proceed out of Ledbury on the A438 for approximately 2 miles. The property will then be located on the left hand side just before The Verzon House Hotel.



Services

We have been advised that mains water and electricity are connected to the property. Drainage is to a septic tank. Oil fired central heating. 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 "F"

EPC

The EPC rating for this property is E (46).



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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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.



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