



A BEAUTIFULLY PRESENTED DETACHED HOUSE CONSTRUCTED BY BLUE CEDAR HOMES, FORMING PART OF AN EXCLUSIVE DEVELOPMENT FOR THE OVER 55S AND SITUATED WITHIN THE FAVOURED VILLAGE OF COLWALL. EXCELLENTLY POSITIONED AND AFFORDING FINE VIEWS OF THE MALVERN HILLS, THE PROPERTY OFFERS SPACIOUS AND FLEXIBLE ACCOMMODATION WITH OPEN-PLAN LIVING, TWO/THREE BEDROOMS, TWO BATH/SHOWER ROOMS, SPACIOUS GARAGE, DRIVEWAY AND GENEROUSLY SIZED PRIVATE LANDSCAPED GARDEN. INTERNAL INSPECTION HIGHLY RECOMMENDED. EPC C.

## 12 Lime Tree Gardens - Guide Price £550,000

Colwall, Herefordshire, WR13 6RL





# 12 Lime Tree Gardens

## Location & Description

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

## Property Description

12 Lime Tree Gardens forms part of an exclusive gated development of twelve detached properties for the over 55's in the heart of the village of Colwall. Constructed by Blue Cedar Homes in 2016, the property has been built to an exceptional standard with acute attention to detail paid to all aspects. The property was conceived around an ethos of contemporary living, adaptable throughout retirement, offering thoughtfully designed accommodation, which is representative of a forever home.

The property is equipped with several discreet features enabling comfortable living in later years should the needs of the homeowner change. Offering high quality fittings throughout, the property boasts oak flooring, solid internal doors, integrated Neff kitchen appliances with granite work surfaces and bathrooms equipped with Duravit sanitaryware and Porcelanosa tiles. The property further benefits from double glazed windows and external doors and a superbly efficient gas central heating system.

On the ground floor, there is a light and spacious reception hall, a contemporary open plan L-shaped kitchen/dining/living room with French doors leading to an attractive south facing rear garden and a generous shower room.

On the first floor a light filled galleried landing leads to the master bedroom with adjoining dressing room/study and en-suite bathroom (also accessed from the landing), and a further double bedroom.

The property benefits from its own landscaped garden, an attached **GARAGE** and driveway parking. An attractive landscaped communal garden with summerhouse is an additional feature of the development and available for all to enjoy.

The communal garden is maintained by the visiting Estate Manager employed by Blue Cedar Homes and this, together with a range of other services, are covered by an annual service charge. The property also benefits from the remainder of a 10 year NHBC warranty.

The accommodation with approximate dimensions is as follows:

### Deep Canopy Porch

With outside light.

### Reception Hall

Feature oak front door with window pane. Front facing window. Oak flooring with matwell. Stairs to first floor with generous understairs storage cupboard. Radiator. Telephone point. Entry alarm system. Doors to:

### Shower Room

Contemporary white suite comprising low level WC. Wall mounted wash hand basin. Double shower cubicle. Porcelanosa matching wall and floor tiles. Extractor fan. Electric chrome towel rail. Electric underfloor heating. Downlights.





### Open Plan L Shaped Kitchen/Dining/Living Room

An attractive light and airy open-plan space.

### Kitchen/Living Area 10.26m (33ft 1in) overall measurement x 3.44m (11ft 1in) overall measurement

With large front aspect window. Fitted with a range of contemporary wall, base units and pan drawers. Well equipped with Neff appliances to include an eye level stainless steel single **OVEN** with retractable door, **MICROWAVE OVEN** with quartz **GRILL**. Ceramic **HOB** with glass canopy extractor hood over. **WASHER/DRYER**.

**DISHWASHER**. Bosch **FRIDGE/FREEZER**. Granite worktops with upstands and an undermount sink. Downlights. Oak flooring. Open to:

### Living Area

Attractive light and airy room with glazed door from the hall. Double doors opening to the rear garden. Carpet. TV and telephone points. Feature fireplace with electric fire. Radiator. Downlights. Open to:

### Dining Area/ Bedroom 3 3.69m (11ft 11in) x 3.02m (9ft 9in)

With separate door from the hall. Double glazed window to the rear. Carpet. Radiator. TV and telephone points. If required this room could be adapted to a ground floor bedroom.

### Galleried Landing

With wide staircase with solid oak handrail. Two Velux roof lights (one automated with rain sensors). Double-doored airing cupboard fitted with shelving and houses the WORCESTER gas central heating boiler. Doors to:

### Master Bedroom 4.68m (15ft 1in) x 3.41m (11ft)

With rear aspect window and Velux roof light. Two large double fitted wardrobes. Carpet. Radiator. Telephone and TV points. Door leading to:

### Study / Dressing Room 2.56m (8ft 3in) x 1.99m (6ft 5in)

Velux roof light. Wall light.

### En-Suite Bathroom

Also accessed from the landing. Fitted with a white suite comprising low level WC. Vanity unit with inset wash hand basin. Panelled bath. Walk-in shower cubicle. Porcelanosa wall and floor tiles. Underfloor electric heating. Electric heated towel rail. Downlights. Feature opaque glazed window with deep sill.

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

Bright and airy with dual aspect windows to front and side. Fitted wardrobes. Carpet. Radiator. Access to insulated loft space. TV and telephone points.

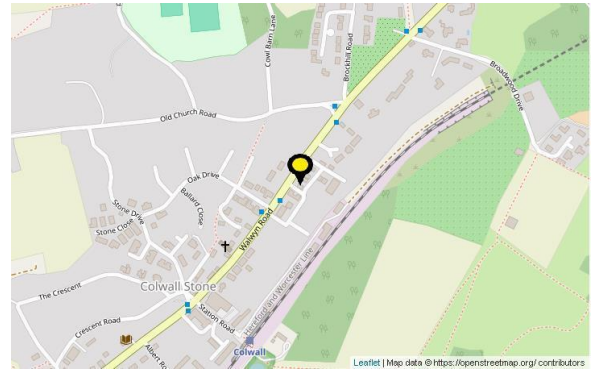
### Outside

Lime Tree Gardens is approached via a private road with automated gates and pedestrian access. No.12 has the benefit of a bloc paved driveway providing parking for TWO VEHICLES and in turn gives access to a SINGLE GARAGE (20'3" x 10'10") with electric up and over door, three strip lights and rear door. There is a water tap, power connected and space for additional appliances. There is additional storage space in the roof void. To the front of the property there is a small area of garden with seasonal flowers and shrubs. A pathway leads to the front door and continues along the side with a gated entrance leading to the rear garden. The south facing rear garden is attractively landscaped with an area laid to lawn, mature shrub borders, seasonal planting, two plum and two apple trees and a paved seating terrace enjoying views towards the Malvern Hills. There is also a wildlife pond.



## Directions

From the agent's Colwall Office turn left and continue past Oak Drive on the left. The gated entrance to Lime Tree Gardens will then be located on the right hand side. Number 12 is the first property on the right.



## 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. There is a management company in place. Blue Cedar Homes Management Company charges are currently £3032pa or £758 per quarter, increasing to £3148pa or £787 per quarter from January 2026. The charges cover landscape and grounds maintenance, regular estate visits, external lighting and general security, periodic external window cleaning, external re-decoration, gutter cleaning (annually). A full list of services and costs is available from the agent on request.

## 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

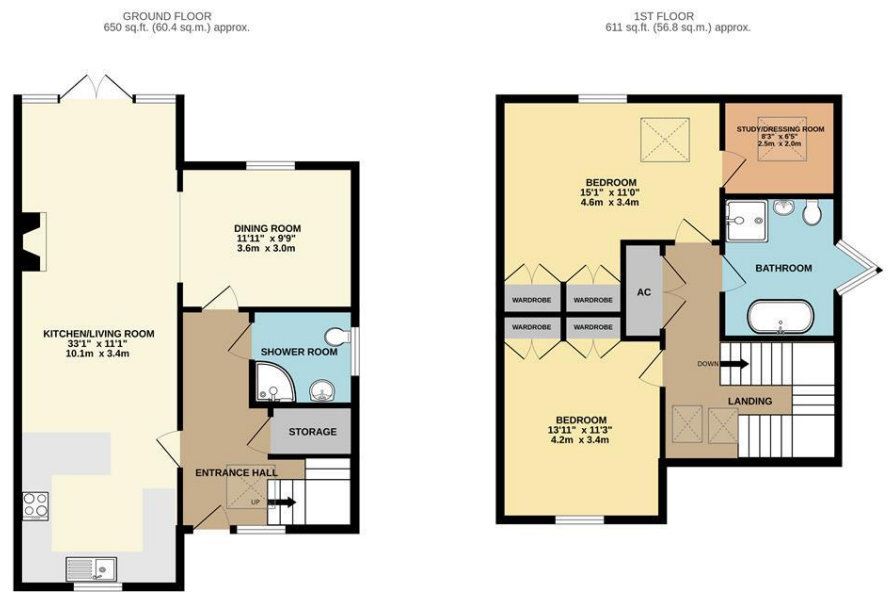
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

## Council Tax

COUNCIL TAX BAND "F"

## EPC

The EPC rating for this property is C (79).



TOTAL FLOOR AREA: 1261 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

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