

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MOST CHARMING SINGLE STOREY PERIOD PROPERTY NESTLED WITHIN AN EXCLUSIVE DEVELOPMENT ON THE OUTSKIRTS OF LEDBURY OFFERING WELL PRESENTED SPILT LEVEL TWO BEDROOMED ACCOMMODATION WITH TWO RECEPTION ROOMS, GARDEN ROOM, KITCHEN, BATHROOM, CLOAKROOM, DRIVEWAY PARKING AND A DELIGHTFUL GARDEN.

INTERNAL INSPECTION HIGHLY RECOMMENDED. EPC D.

The Old Stables - Guide Price £385,000

Underdown, Gloucester Road, Ledbury, Herefordshire, HR8 2JE

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The Old Stables

Location & Description

Underdown is within short walking distance of the thriving and expanding town of Ledbury, 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

Originally converted in the late 1980's, The Old Stables forms part of Underdown, a Grade II listed former mansion house and buildings dating back to the late 1700's originally belonging to the Biddulph family. It comprises five apartments and five houses situated within beautifully maintained communal gardens and grounds extending to approximately 2½ acres.

The Old Stables is a delightful single storey mews offering characterful and well maintained accommodation. The property would suit a variety of needs including those who may require a 'lock up and leave' or wish to downsize. Benefitting from gas fired central heating, the split level accommodation comprises an entrance hall, garden room, dining room, kitchen, sitting room, two double bedrooms both with fitted wardrobes, bathroom and a cloakroom.

One of the great strengths of The Old Stables is its location, conveniently situated on the outskirts of Ledbury with access to a variety of footpaths making it an ideal spot for those who enjoy exploring the outdoors. Outside, the property benefits from driveway parking for two vehicles and an enclosed private area of garden mainly laid to lawn with an attractive paved seating area and seasonal flower borders.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Wall light. Space for coat hooks. Flagstone floor. French doors leading to the garden. Access to a useful store room with power and light connected. Door to

Garden Room 4.11m (13ft 3in) x 3.07m (9ft 11in)

Flooded with natural light and enjoying a delightful outlook across the garden and Ledbury Park beyond. Recessed spotlights. Tiled floor. Door to garden. Double doors to

Dining Room 5.97m (19ft 3in) x 2.71m (8ft 9in)

Internal window. Ceiling lights. Fitted bookcase. Radiator. Open to

Kitchen 2.71m (8ft 9in) x 2.76m (8ft 11in)

Fitted with a range of wall and floor mounted units with work surfaces over, inset stainless steel sink drainer unit and tiled surrounds. Space and plumbing for dishwasher. Space for





fridge freezer. Integrated AEG electric **DOUBLE OVEN** and 4 ring gas **HOB** with cooker hood over. Front facing window overlooking the communal grounds. Recessed spotlights. Tiled floor.

Bedroom 2 3.10m (10ft) x 2.68m (8ft 8in)

Two front facing windows overlooking the communal grounds. Ceiling light. Access to loft space. Built in wardrobe with hanging rail, shelving and cupboard above. Radiator.

Inner Hall

Velux roof light. Rear facing window. Access to loft space. Ceiling light. Radiator. Flagstone floor. Stable door to rear courtyard. Doors to

Cloakroom

Front facing opaque glazed window. Ceiling light. Vanity wash hand basin with cupboard below. Low level WC. Utility cupboard with plumbing for washing machine and housing gas fired Ideal boiler. Radiator. Exposed floorboards. NB. It should be noted that there is plumbing underneath the floorboards for a shower cubicle or a bath.

Sitting Room 5.06m (16ft 4in) x 3.02m (9ft 9in)

Two front facing windows overlooking the communal grounds. Two ceiling lights. Two radiators. Telephone point. Door to

Study

Rear facing window overlooking courtyard. Ceiling light. Access to loft space. Radiator. Telephone point. Doors to

Bedroom 1 3.61m (11ft 8in) x 2.66m (8ft 7in)

Enjoying a dual aspect with front and rear facing windows. Two ceiling lights. Built in wardrobes and over head cupboards. Two radiators.

Bathroom

Suite comprising panel bath with shower over and tiled surrounds, vanity wash hand basin with cupboard below, low level WC. Rear facing opaque glazed window. Ceiling light. Radiator.

Outside

Underdown is approached via a long sweeping driveway flanked on either side by delightful mature communal grounds, which are predominately laid to lawn with a feature rose garden and some particularly fine specimen trees. In all the grounds extend to approximately 2½ acres. The driveway leads to The Old Stables and extends round to the rear of the property where there is parking for two vehicles. There is also a separate visitors carpark.

Together with the enjoyment of the communal grounds, The Old Stables has its own private garden which is attractively arranged with a paved seating terrace, area of lawn and seasonal flower borders. A pathway with steps down leads to a further courtyard with secluded seating area.



Directions

From the Agent's Ledbury office turn right at the traffic lights and proceed along The Southend. The entrance to Underdown will be located on the left hand side after Ledbury Tennis Club and before the roundabout. Viewers are advised to follow the signs to park in the visitors carpark.



Services

We have been advised that mains electricity, water and gas 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 verification) that the property is Leasehold. The property is held on a 999 year lease from 1986. The freehold is owned by Underdown Management Company Ltd and each of the 10 leaseholders own a share of that company. There is a monthly service charge of £100 per month which includes the maintenance and upkeep of the communal grounds. Buildings insurance is not include. There is a separate charge for the shared drainage system which is £16 per month.

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

COUNCIL TAX BAND "D"

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 (58).

GROUND FLOOR



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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