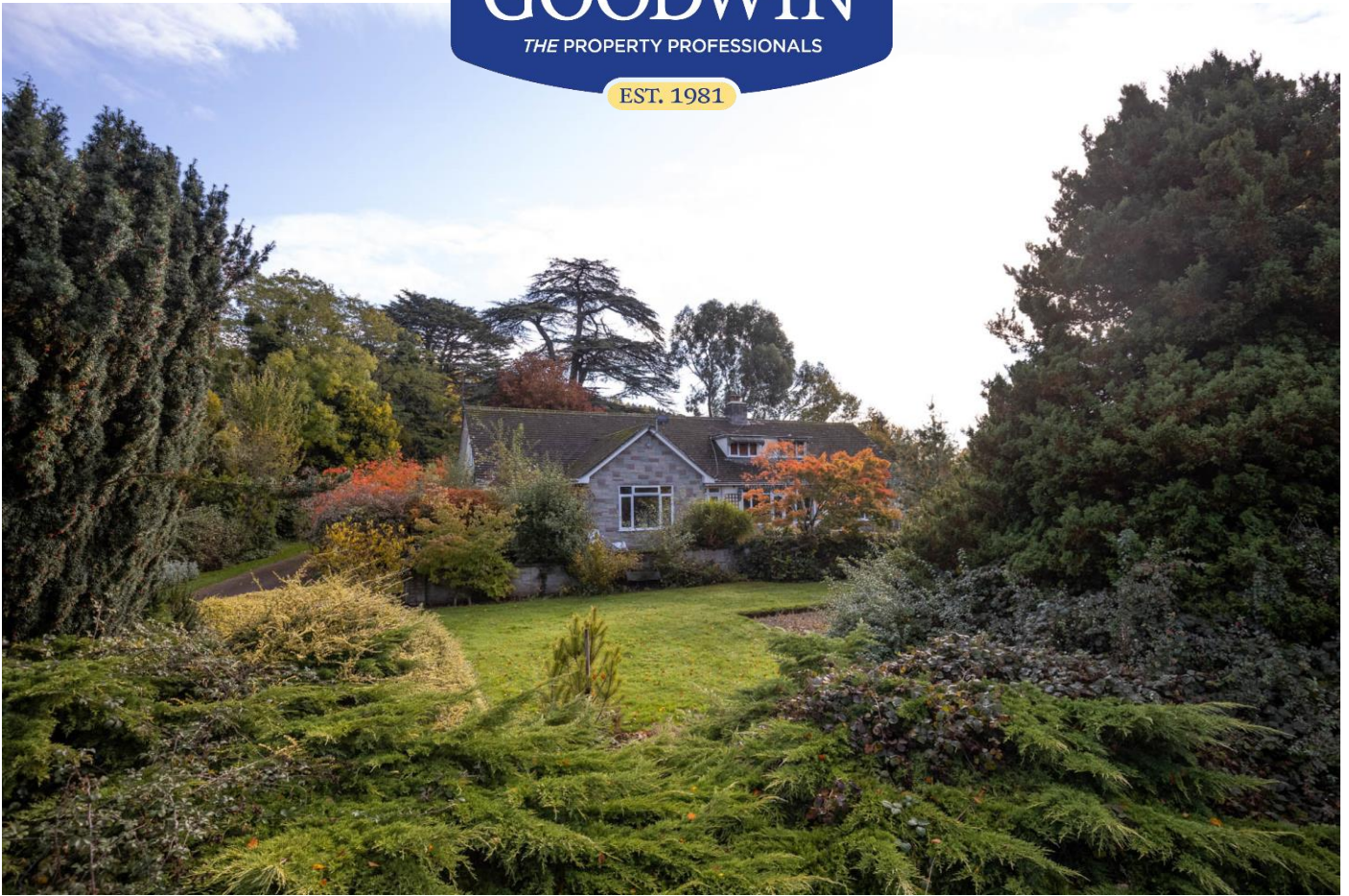


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST IMPRESSIVE, SPACIOUS DETACHED FIVE BEDROOMED PROPERTY SET IN A FINE LOCATION, HIDDEN AWAY YET CLOSE TO THE TOWN CENTRE. WITH SECLUSION AND PRIVACY, THE PROPERTY IS SET IN WONDERFUL GROUNDS EXTENDING TO TWO ACRES

The Cedars – Guide Price: £1,000,000

Horse Lane Orchard, Ledbury, Herefordshire, HR8 1PL

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The Cedars

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 each approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Property Description

Approached by a long private driveway in Horse Lane Orchard, one of Ledbury's most sought after residential locations, The Cedars is set in a secluded garden which adjoins Ledbury Park, and extends to two acres.

The spacious property offers very flexible accommodation, with the principal accommodation on the ground floor. This comprises a large reception hall, two reception rooms, breakfast room, kitchen, two bedrooms, bathroom and shower room. On the first floor is a two bed roomed flat with sitting room, kitchen and bathroom, which has lovely views across the garden to the Herefordshire countryside and Ledbury Park. There is warm air gas central heating to the ground floor, gas central heating with radiators, and air conditioning units to the first floor, and extensive double glazing. The accommodation could be reconfigured to create a very spacious and individual home.

Within the grounds is an extensive range of greenhousing, which has previously been used for the cultivation of orchids, and a wide range of outbuildings and garaging. The property and grounds offer an excellent subject for upgrading and possible further development (subject to any necessary consents)

Entrance Porch

Glazed double doors. Glazed inner doors to:

Reception Hall 5.50m (17ft 9in) x 3.10m (10ft)

Staircase to first floor. Airing cupboard with hot water cylinder. Cloaks cupboard with twin doors. Archways to inner hall

Shower room/Cloakroom

Tiled shower cubicle. W.C. Vanity unit with inset basin and undercupboards. Electric wall radiator. Heated towel rail.

Drawing Room 7.13m (23ft) x 4.34m (14ft)

Gas fire set into tiled fireplace. Book shelving. Alcove with shelving and cupboard. Wall light points. Double glazed picture windows incorporating French doors to the front patio. Sliding glazed doors to:

Dining Room 5.30m (17.10ft) x 4.34m (14ft)

Double glazed picture windows looking over the front terrace and garden. Wall light points. Door to the hall and door to:

Breakfast Room 4.34m (14ft) x 3.28m (10ft 7in)

Fitted with a range of base units with work surfaces over and tiled splashbacks. Stainless steel sink unit. Picture window with views to Ledbury Park. Fitted china cabinet with glazed doors and cupboard under. Larder with shelving.





Breakfast Kitchen 4.18m (13ft 6in) x 3.72m (12ft)

With door from Breakfast room. range of fitted units comprising base and drawer units with work surfaces over and tiled splashbacks. Wall cupboards. Sink unit with cupboards under. Fitted range cooker with extractor hood over. Range of floor to ceiling cupboards with twin doors and shelving. Cupboard housing Goodman gas central heating boiler.

Rear hall

Glazed external door and side screens. Fitted store cupboard. W.C.

Bedroom 1 6.14m (19ft 10in) x 4.75m (15ft 4in)

Picture windows looking over the garden and terrace. Fitted wardrobes with shelving. Door to

Bathroom 1 6.14m (19ft 10in) x 4.75m (15ft 4in)

With suite comprising panelled bath with shower over. Vanity unit with inset wash basin and cupboards under. W.C. Airing cupboard with hot water cylinder

Bedroom 2 4.73m (15ft 3in) x 4.34m (14ft)

Fitted double wardrobe. Picture window to the rear of the property. Door to

En Suite shower Room

Tiled Shower cubicle. W.C. Washbasin. Electric towel rail/radiator. Extractor fan. Wall tiling.

Bedroom 3

Picture window to the rear of the property

On the first floor

Landing. Gas fired central heating boiler

Sitting Room 7.02m (22ft 8in) x 3.20m (10ft 4in)

Windows overlooking the garden and far reaching views. Two radiators. Door to roof space, Cupboard with twin doors

Dining Kitchen 4.75m (15ft 4in) x 4.52m (14ft 7in)

Fitted units comprising base and drawer units with work surfaces over and tiled splashbacks. Sink unit with cupboards under. Wall cupboard. Fitted electric oven. Door to eves storage space. Radiator

First floor inner hall

Radiator. Plumbing for washing machine. Three large cupboards with twin doors and shelving

Bedroom 4 4.75m (15ft 4in) max x 4.39m (14ft 2in)

Fitted wardrobes and dressing table fitment. Radiator. Doors to roof space

Bedroom 5 3.41m (11ft) x 3.41m (11ft) lus entrance and wardrobes

Fitted wardrobe. Radiator

First floor Bathroom

Panelled bath . Vanity unit with washbasin and cupboards under. W.C. Radiator. Airing cupboard with radiator

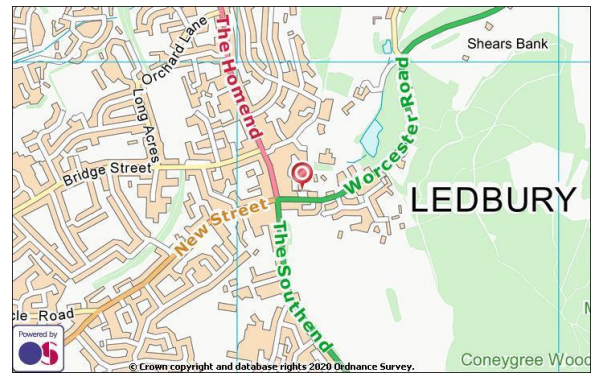
Outside The Cedars is set in an extensive private garden and grounds extending to TWO ACRES. A long private driveway leads from Horse Lane Orchard through wrought iron gates to the property and gives access to the GARAGING , to ample parking space and to turning space around a central island. The garden and grounds incorporate areas of lawn, flower beds and deep shrubberies, and a wide variety of trees including fine cedars. To the front of the property is a raised sun terrace, and there is a large circular pond.

There is a range of commercial sized LARGE GREENHOUSES, extending in length to between 30 and 50 feet.

Various OUTBUILDINGS including substantial brick summer house, garden store, double garage, dog kennel and garden store/playroom.

Directions

From the Agent's Ledbury office, cross the traffic lights on to Worcester road and take the turn right into Horse Lane Orchard. At the T junction turn right and continue along this road to the end, where the entrance to The Cedars will be found through wrought iron gates.



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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

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.

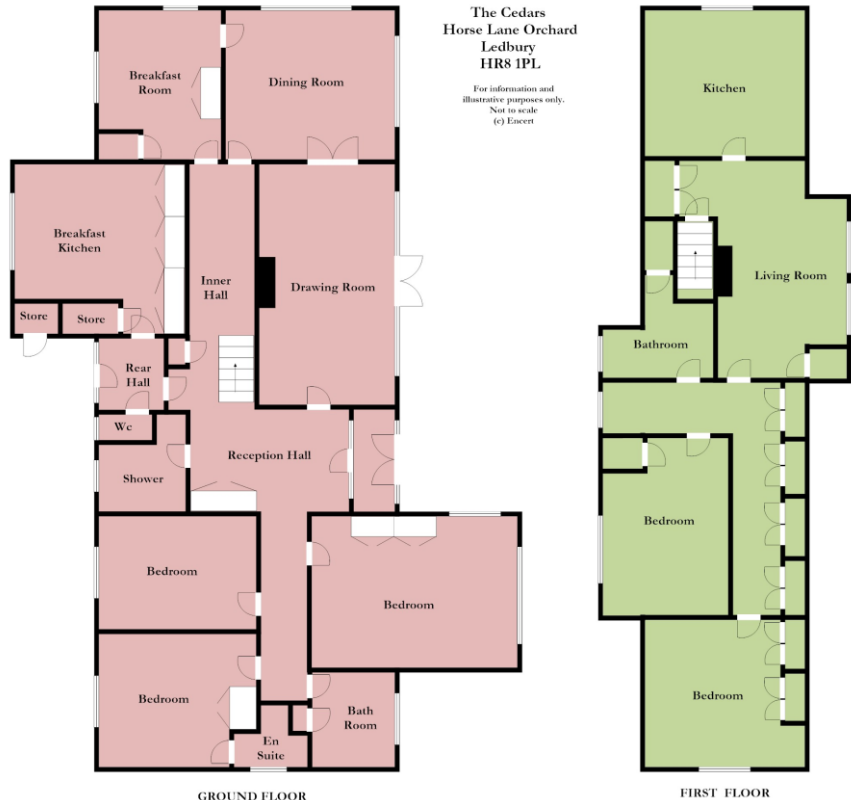
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been 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)

EPC

The EPC rating for this property is E



Ledbury Office
01531 634648

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

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:

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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.