



Mainstone House
Ledbury HR8 2RA



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £625,000

A SUBSTANTIAL FIVE / SIX BEDROOM DETACHED GRADE II LISTED FAMILY HOME IN EXCESS OF 3,500 SQ FT offering VERY FLEXIBLE ACCOMMODATION with AN ABUNDANCE OF CHARACTER, TWO EN-SUITE BEDROOMS, THREE RECEPTIONS, AMPLE PARKING, LARGE STORAGE SHED, GARDEN MEASURING 82' X 80' APPROX, all being offered with NO ONWARD CHAIN.

The market town of Ledbury offers a wealth of history and has a wide range of local facilities including shops, primary and secondary schools, churches, hotels, eateries, doctors surgery, library, local hospital, recreational facilities and a main line railway station and theatre.

The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distance and the M50 motorway is approximately 4 miles south of the town.



Entrance via part glazed solid timber door into:

SITTING ROOM

27'2 x 15'2 (8.28m x 4.62m)

Exposed wall and ceiling timbers, original tiled flooring, stone fireplace with inset wood burning stove, recessed shelving, double radiator, stairs to the first floor, two front aspect windows. Step up to:

DRAWING ROOM

31'4 x 13'6 max (9.55m x 4.11m max)

Stone fireplace with inset wood burning stove, exposed wall and ceiling timbers, two double radiators, two side aspect windows.

FROM THE INNER HALLWAY, STEPS LEAD DOWN TO:

DINING ROOM

14'5 x 13'1 (4.39m x 3.99m)

Original fireplace, tiled flooring, double radiator, exposed timbers, rear aspect window with a private outlook over the grounds.

FAMILY KITCHEN / BREAKFAST ROOM

29'4 x 12'2 (8.94m x 3.71m)

Single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, lovely Redfyre oil-fired cooking range, various hot plates and ovens plus attached electric hot plate, integrated dishwasher, space for fridge and freezer, original well, exposed timbers, plumbing for washing machine, second sink unit, dresser unit, tiled flooring, radiator, side and front aspect windows, stairs to the first floor. Door to:

REAR HALLWAY / STUDY AREA

Under stairs storage cupboard, fully glazed door to the side.

FROM THE DINING ROOM, FURTHER DOORWAY GIVES ACCESS TO:

INNER HALLWAY

Single radiator, half glazed door to the private rear garden. Access to:

GROUND FLOOR SHOWER ROOM

Fitted shower cubicle and tray, shower over, wash hand basin, close coupled WC, single radiator, tiled flooring.





CELLAR

14'4 x 13'4 (4.37m x 4.06m)

Accessed via inner hallway, lighting and door to the rear garden.

FROM THE INNER HALLWAY, ACCESS IS GAINED TO THE FIRST FLOOR.

SPLIT LEVEL LANDING

Exposed beams, single radiator, side aspect window.

MASTER BEDROOM

14'7 x 12'1 (4.45m x 3.68m)

Exposed timbers, double radiator, access to roof space, rear aspect window with a private outlook over the gardens. Door to:

EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, electric shower, tiled surround, close coupled WC, pedestal wash hand basin, tiled splashback, heated towel rail, rear aspect window.

BEDROOM 3

15'7 x 13'9 (4.75m x 4.19m)

Exposed timbers, single radiator, front and side aspect windows.

BEDROOM 2

14'4 x 11'4 (4.37m x 3.45m)

Exposed timbers, single radiator, side aspect window.

BEDROOM 4

15'7 x 10'2 (4.75m x 3.10m)

Exposed wall and ceiling timbers, single radiator, access to roof space, front aspect window. Door to:

DRESSING ROOM / OCCASIONAL BEDROOM

15'7 x 10'9 (4.75m x 3.28m)

Single radiator, exposed timbers, storage cupboard, front aspect window.

BATHROOM

White suite comprising bath with electric shower over, tiled surround, close coupled WC, pedestal wash hand basin and tiled splashback, tiled flooring, heated towel rail, exposed timbers, rear aspect window.

FROM THE KITCHEN / BREAKFAST ROOM, A STAIRWAY GIVES ACCESS THROUGH TO:

BEDROOM 5

20'1 x 14'4 (6.12m x 4.37m)

Exposed timber flooring, two double radiators, access to roof space, side and rear aspect windows with a private outlook over the gardens. Door to:

EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower over, close coupled WC, pedestal wash hand basin, heated towel rail, side aspect window.

BEDROOM 6 / OFFICE - GROUND FLOOR

14'4 x 12'7 (4.37m x 3.84m)

Double radiator, rear aspect window with a lovely private outlook over the gardens onto open fields beyond.

OUTSIDE

A tarmac driveway, suitable for the parking of several vehicles, leads to a turning area, pathway to the front door, lawned area with flower borders. To the side of the property there is a further lawned area and flower borders. A gated side access to either side of the property, leads through to the rear, with one having double gates leading to further gravelled parking area (if required) to a large STORAGE SHED (19'1 x 6'2). The rear garden has a concrete pathway / patio area, raised covered deck with inset hot tub, outside tap, outside lighting, good sized lawned area with various mature shrubs, bushes and trees, hedging and fencing surround and a lovely unspoilt outlook over surrounding fields and farmland. The rear garden measures approximately 82' x 80'.

AGENT'S NOTE

The property is currently let out for holidays via Sykes Cottages. See link below.

<https://www.sykescottages.co.uk/cottage/Cotswolds-Gloucestershire-Trumpet/Mainstone-House-966192.html>

SERVICES

Mains water and electric, private drainage, oil-fired heating.

Standard broadband is available at the property with an average speed of 55 Mbs.





WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: tbc

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Ledbury, proceed out of town on the A438 towards Hereford for approximately three miles and the property will be found on your right hand side by the Trumpet crossroads.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 337 sq m (3,630 sq ft)
 Store: 11 sq m (117 sq ft)
 Total: 348 sq m (3,747 sq ft)
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 ma/14201

MISREPRESENTATION DISCLAIMER

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-64) D			(55-64) D
(39-54) E	46	67	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales





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