



Hope End School House, Church Lane
Wellington Heath | Ledbury | Herefordshire | HR8 1NA

FINE & COUNTRY



Step inside

Hope End School House

Guide price £1,000,000

Dating back to the mid 1800's, this beautiful Grade II Listed home served as the local school right up until the 1950's. Purchased by the current owners in 2013, the house has been completely transformed, and boasts stylish interior décor throughout, whilst still retaining all of its unique period features.

The ground floor accommodation comprises an open plan kitchen-dining room, cosy snug, home office, reading room and a stunning drawing room to the ground floor. To the first floor are four double bedrooms and a further single bedroom, as well as a family bathroom. The grounds amount to approximately two thirds of an acre, with a fantastic array of seating areas, patios, lawns, vegetable plots and outbuildings.

Situated in the village of Wellington Heath, just a few miles outside of the market town of Ledbury, the area has a lovely atmosphere, being surrounded by stunning Herefordshire countryside and with a real community feel in the village itself. There are multiple highly regarded village pubs nearby, as well as an array of woodland walks. Ledbury offers a great selection of schools, independent shops and cafes as well as plenty of leisure and sports facilities.

Upon entering the property, you immediately sense the atmosphere of a Victorian school building, with the entrance corridor featuring original mosaic floor tiles, original windows to side aspect and a vaulted ceiling.

This corridor then leads into a beautiful reading room, again with high ceilings, original windows, contemporary floor tiles and traditional style cast iron radiator.

From here, you enter what is the most impressive room in the entire house; a former school hall which has been beautifully converted into an incredible reception room. Complete with a vaulted ceiling and exposed beams, exposed floorboards, original windows to three sides and a woodburning stove set within a fireplace with wooden surround and tiled hearth. Whether you intend to use this space for a dining hall, cinema room or a more casual lounge, it offers so many great options.

A doorway leads into an inner hallway, with attractive black & white tiled floor, staircase to first floor with storage cupboard underneath and access to the ground floor cloakroom, with W.C, wash basin and tasteful wall tiling and panelling.

The inner hall gives access to a wonderful open plan kitchen-dining room, ideal for family dinners or for entertaining guests. The kitchen itself has been lovingly upgraded by the current owners, with white Corian worksurfaces and grey painted units, including display windows to some of the wall cupboards. There is a double Belfast sink, contemporary white wall tiling, side window to the garden and a range of integrated appliances to include SMEG cooker with gas hob, fridge freezer and wine coolers.



The dining area is spacious, with original window to front aspect, door to side access and a woodburner-effect electric stove set within fireplace with tiled surround. Exposed floorboards extend throughout the dining room and kitchen.

From the dining area, a doorway leads into the snug, which looks out to the front of the house through original windows. There is a beautiful open fireplace and a door leading outside to the front patio area.

To the first floor landing, there is an airing cupboard and access to loft space, with five bedrooms and a family bathroom.

Four of the bedrooms are spacious doubles, two of which offer a pleasant outlook over nearby countryside through original period windows. All have been tastefully decorated to slightly varying styles. The fifth bedroom is a single, and is currently used as a dressing room.

The family bathroom features a panelled bath with overhead electric shower, wash basin, W.C and tiling to the walls, with an obscure window to rear aspect.







Step outside

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The property sits within just under two thirds of an acre in total, and is fringed by native woodland to the rear and open countryside views to the front.

A driveway gives access to two separate parking areas with space for numerous vehicles, and to the rear of the house is an enclosed storage yard with a selection of useful outbuildings offering power and light. This area has potential to create a wonderful courtyard if desired.

The gardens include two main sections of lawn separated by hedging, with an area for raised vegetable beds to the far end. There is a selection of paved seating areas, including a sunken seating area, ideal for drinks with friends during the summer evenings.

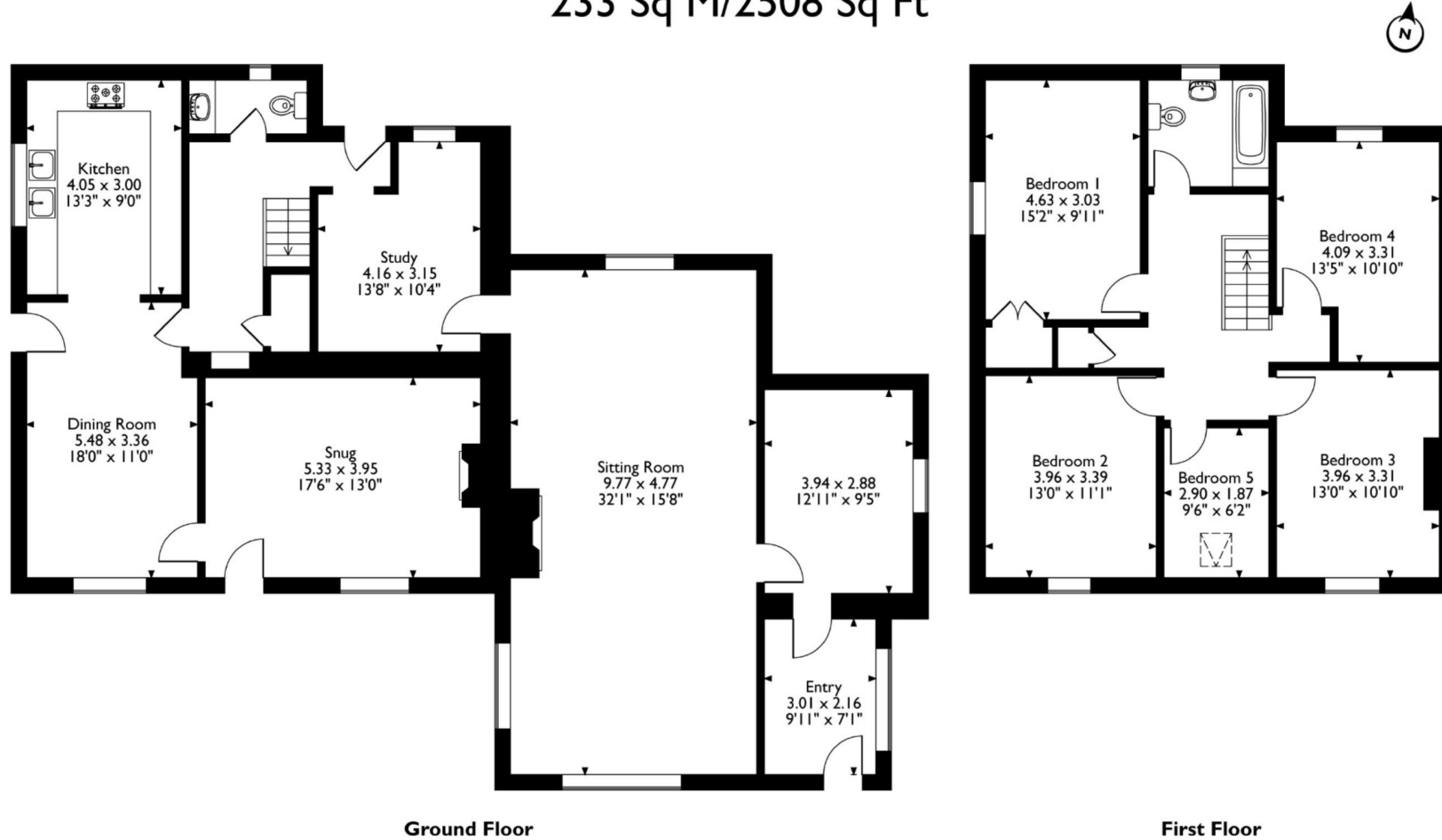
There is a garden shed to the top end of the garden, a second patio to the front of the house with space for seating and table, a range of beautifully shaped shrubs, flowerbeds and a path leading to the front door with small sections of lawn either side.



DIRECTIONS

From the centre of Ledbury, head north out of town along the B4214. Shortly after passing the train station on your right, take the next right hand turning to Wellington Heath/Hope End. Follow this lane for a mile or so, and you will pass through the top portion of the village. Follow the lane until you reach a junction, turn left and immediately left again into the driveway.

Approximate Gross Internal Area 233 Sq M/2508 Sq Ft

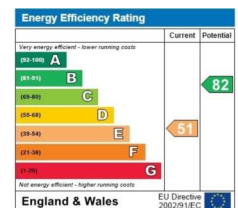


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR8 1NA | Tenure: Freehold | Tax Band: G | Authority: Herefordshire Council | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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