



Hazle Manor
Dymock Road | Ledbury | Herefordshire | HR8 2HT

STEP INSIDE

Hazle Manor

Dating back to the 15th century, this wonderful Grade II listed home is full to the brim with character and charm, and retains an authentic atmosphere of the period in which it was first constructed, with the benefit of modern improvements carried out by the current owner.

A grand dining hall with high ceilings, a large drawing room with original fireplace and bedrooms with dark wood panelling are just some of the unique and undeniably appealing aspects of this charming Herefordshire home.

There are 6 bedrooms in total, including 2 in the adjoining annexe, as well as the option for a 7th bedroom, if required, on the top floor, with numerous bathrooms and shower rooms.

The two-bedroom annexe already provides a reliable income source, and features a semi-open plan kitchen-living area, ground floor cloak room and two double bedrooms with a bathroom upstairs. There is a separate entrance and a paved courtyard to the front.

The grounds amount to over an acre in total, with areas of formal lawned garden, paddock with mature trees, an outdoor swimming pool, 4 bay car port and incredible views over the surrounding orchards and fields.

Ledbury is an elegant and well serviced market town in the southern half of Herefordshire, surrounded by cider orchards and shadowed by the beautiful Malvern Hills. The town boasts a huge array of popular local pubs, cafes, restaurants and shops, as well as a good range of school and leisure facilities, and a train station with links to London and Birmingham. Easy access to the M50 allows for commuting opportunities to Cheltenham, Bristol, Birmingham and further afield.

Step Inside

Entering the property through a porch, you walk into the reception hallway, which gives access to the left into a very generous drawing room, with exposed ceiling beams, an inglenook fireplace with woodburning stove, sash windows to front aspect and a door leading outside to the rear gardens.

Back into the hallway you head towards the opposite end of the house, and a short flight of steps leads you into a magnificent dining hall, with high ceilings, exposed beams, quarry tiled floor and a stone fireplace.

The ground floor of the annexe features a kitchen-breakfast room, with wall and floor mounted units and solid wood worksurface, double Belfast sink, electric oven with 4 ring hob,

space for a fridge-freezer and other appliances and a dining area with dual front and rear aspect. Just off the kitchen is a well appointed shower room, as well as a lovely bright office room, which offers incredible views over the surrounding apple orchards.

A staircase leads from the kitchen to a spacious double bedroom above, which features fitted shelving, a roll top bath and glorious south facing countryside views.

From the entrance hallway, a dark wood staircase leads to the first floor, where you have access to three spacious double bedrooms and a family bathroom.

The principal suite enjoys exposed floorboards, a well appointed en-suite and pleasant front and side window aspects, with the remaining two featuring impressive dark wood panelling and lovely views towards Marcle Ridge and over the property's gardens. In addition to the bedrooms on this floor is a beautifully finished family bathroom with panel bath, W.C., wash basin, fitted shelving, ceiling beam and exposed floorboards.

A second staircase leads to the top floor, where a good sized attic room can be found, currently serving as an additional bedroom, with side facing window offering incredible views, and a dressing room with wardrobes.

Adjoining the main house, and accessible from the dining hall or from a separate entrance outside, is a very attractive and sizeable two bedroom annexe, offering a fantastic opportunity for a consistent income, or simply additional accommodation for guests.

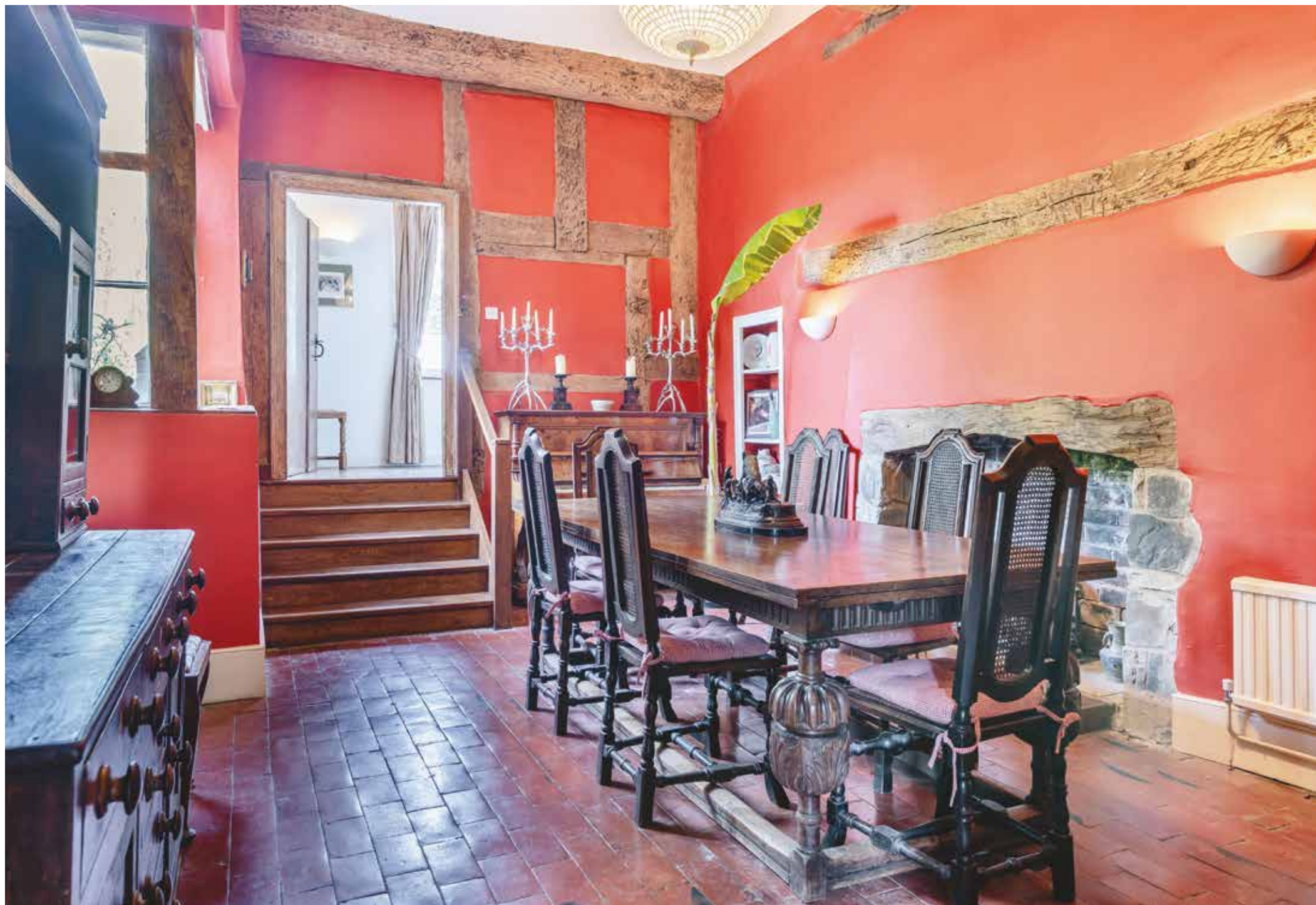
A door leads into a lovely country-style breakfast kitchen, with a range of units with solid wood work surfaces, Belfast sink, oil fired AGA with two ovens and twin hot plates and further space for additional appliances.

Further to the kitchen is a cosy living area, with door to the front of the property, access to a cloakroom with W.C and staircase to the first floor.

To the first floor are two spacious double bedrooms with pleasant countryside outlooks, as well as a bathroom.













SELLER INSIGHT

“When we first bought Hazle Manor, it was almost uninhabitable – a crumbling shell of its former self,” say the current owners. “But something about it called to us. It was unique, full of character, and brimming with potential. Over the years, we have poured ourselves into a full renovation including a new roof with proper insulation (using the original tiles wherever possible), new electrics, heating, and every room replastered and thoughtfully finished. It is now a Grade II listed gem, beautifully restored and brought into the modern world while staying true to its roots.”

“What makes Hazle Manor so special is its soul,” the owners continue. “This was the retirement home of Jacob Tonson the elder, the great publisher without whom Shakespeare would not hold the place in English Literature he does today. We feel proud to be the custodians of a house with so much history, having seen visits from influential writers and policymakers of its day.”

The extensive grounds have much to offer, too. “Originally the centrepiece of a farmstead, the house sits proudly in its own large plot with views across open fields and orchards,” say the owners. “You can follow the sun around the garden, relaxing in one of the many seating areas, enjoying summer evenings around the bonfire, or cooling off in the swimming pool. There is peace, quiet and space in abundance – and yet Ledbury is just a short hop away.”

This is the ideal home for everyday life and entertaining alike. “The layout of the house is modular and versatile,” the owners say. “With two kitchens and countless bathrooms, it comfortably hosts our family while giving our daughters their independence as teenagers. We have hosted everything from milestone birthdays and family reunions to our very own annual family festival, complete with sports day, yoga on the lawn, and friends camping in the paddock. The house also serves as a brilliant Airbnb for up to 30 guests, where everyone finds their own corner of comfort. From the grand living room with its fireplace and high ceilings, to the wood-panelled bedrooms or the garden terraces, Hazle Manor never stops revealing itself. Moving on from here, we shall miss the space, the beauty, and the freedom of a home where you can be together or apart, host or hide away, all while surrounded by nature, history, and community”.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











STEP OUTSIDE

Fields Place

Outside

Hazle Manor is approached by a private driveway serving four other properties. Wooden gates lead to a sweeping gravelled driveway, flanked on both sides by large areas of lawn and mature trees, providing ample parking with a turning area.

Adjacent to the front of the house is a four bay garage with power connected and an adjoining garden store room.

The grounds of Hazle Manor are certainly one of the most appealing features, totalling over an acre and wrapping around the property on all sides. There is a walled garden with flat lawn-ideal for badminton or ball games in the summer, a swimming pool measuring 12 x 24 m, two lovely paved patios, designed specifically to take in the stunning views over the surrounding orchards, fields and hills, and a paddock with a range of mature specimen and fruit trees.

Finally, there is access from the larger of the two patios to a cellar, divided into two chambers and used currently as a home gym and storage room. Power and light are connected, and there are windows allowing for plenty of light to come through.







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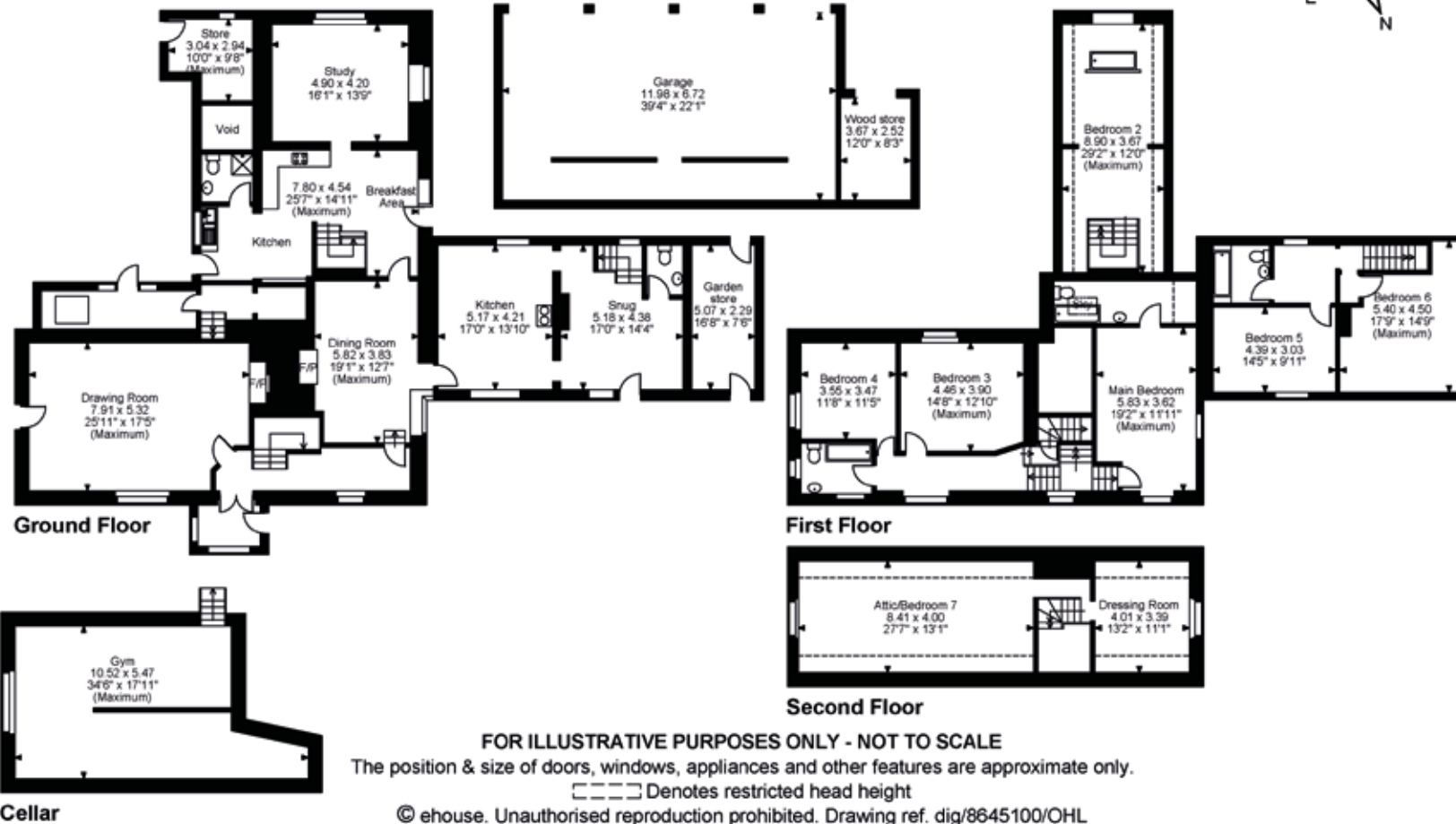
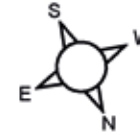
Approximate Gross Internal Area

Main House = 4869 Sq Ft/452 Sq M

Garage = 867 Sq Ft/81 Sq M

Stores = 311 Sq Ft/29 Sq M

Total = 6047 Sq Ft/562 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Council Tax Band: G
Tenure: Freehold

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