

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A SPACIOUS INDIVIDUAL DETACHED HOUSE IN A DELIGHTFUL RURAL LOCATION ENJOYING A WONDERFUL OUTLOOK OVER FARMLAND BENEFITING FROM DOUBLE GLAZING AND OIL CENTRAL HEATING WITH 2 RECEPTION ROOMS, CONSERVATORY, FITTED BREAKFAST KITCHEN, 4 BEDROOMS (1 ENSUITE), FAMILY BATHROOM, EXTENDED GARAGE AND AN ATTRACTIVE WELL STOCKED GARDEN BACKING ONTO FIELDS**

**EPC: D      INSPECTION RECOMMENDED**

## Newlands - Guide Price: £575,000

Little Marcle, Ledbury, Herefordshire HR8 2LA

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# Newlands

## Location

Little Marcle is a small rural village set amidst the rolling Herefordshire countryside, offering a peaceful lifestyle while remaining well connected.

The nearby town of Ledbury (approximately 4 miles away) provides a wide range of amenities, including independent shops, supermarkets, cafés, restaurants, and a mainline railway station with direct services to Hereford, Worcester, Birmingham, and London. The larger centres of Hereford (15 miles), Worcester (20 miles), and Gloucester (20 miles) are also within easy reach, offering extensive shopping, leisure, and cultural facilities.

The M50 motorway (Junction 2) is just 6 miles away, providing fast links to the M5 and the wider motorway network.

Little Marcle offers the perfect balance of rural tranquility, excellent transport connections and convenient access to everyday amenities.

## Property Description

A modern well appointed detached family house situated in a most pleasant rural location backing onto farmland and enjoying a wonderful outlook to both front and rear with fine far reaching views.

Standing in a quiet no-through country lane close to some very pleasant country walks, Newlands was constructed in 1996 by a local builder and has been owned from new by the current vendors. It offers deceptively spacious and very well presented accommodation which has the benefit of oil fired central heating and double glazing.

Newlands further benefits from fitted solar panels which it is understood currently provide a feed-in tariff income of £1,700 p.a

On the ground floor there is a reception hall, sitting room, conservatory, separate dining room, fitted breakfast kitchen, a rear lobby and a cloakroom off with a WC. At first floor level a spacious landing gives access to a master bedroom which has an Ensuite bathroom with WC, three further good sized bedrooms and a family bathroom with a bath, shower and WC.

Outside there is an extended integral garage and driveway providing off road parking.

A particular feature of the property is the attractive well tended garden which is very well stocked and backs onto farmland to the rear.

## ACCOMMODATION:

### Reception Hall

With double glazed front door. Double radiator. Telephone point. Stairs to first floor. Useful built-in understairs cupboard.

### Dining Room 4.49m (14ft 6in) x 3.90m (12ft 7in)

Having a multi-paned door from hall. Double radiator. Double glazed windows to front and side.

### Sitting Room 5.27m (17ft) x 4.68m (15ft 1in) max.

With a feature fireplace. TV point. Double radiator. Double glazed sliding doors to conservatory.

### Conservatory 3.38m (10ft 11in) x 3.07m (9ft 11in)

Having dwarf walling with double glazed surrounds. Ceiling fan/light. Double glazed double doors to side. Pleasant outlook over rear garden.





#### **Breakfast Kitchen 6.23m (20ft 1in) x 3.44m (11ft 1in)**

Well fitted with an extensive range of contemporary units comprising a stainless steel 1½ bowl sink with base unit under. Further base units. Drawer packs. Wall mounted cupboards. Peninsular bar. Work surfaces with tiled surrounds and concealed lighting. Built-in oven with 4-ring induction hob and integral extractor over. Integral dishwasher and washing machine. Space for tumble dryer. Two double radiators. Tiled floor. Multi-paned door from hall. Double glazed windows to front and rear. Very pleasant outlook over garden.

#### **Rear Lobby**

With single radiator. Matching tiled floor. Connecting door to garage. Double glazed door to rear.

#### **Cloakroom**

Fitted with a wash basin and WC. Oil fired central heating boiler. Matching tiled floor. Double glazed window to rear.

#### **Landing**

With double radiator. Access to part boarded roof space. Airing cupboard housing a lagged tank. Double glazed window to side.

#### **Bedroom 1 4.13m (13ft 4in) x 3.38m (10ft 11in)**

With double radiator. Double glazed window to front with pleasant wooded outlook.

#### **Ensuite Bathroom**

Fitted with a white suite comprising a panelled bath with shower attachment and shower screen, tiled surrounds, wash basin and a WC. Double radiator. Double glazed window to rear with fine outlook.

#### **Bedroom 2 4.80m (15ft 6in) max. x 4.49m (14ft 6in)**

With a range of fitted wardrobes and high level cupboards. Double radiator. Double glazed window to front with pleasant wooded outlook.

#### **Bedroom 3 5.27m (17ft) x 3.44m (11ft 1in)**

With double radiator. Double glazed window to rear with a wonderful far reaching views over farmland. There is also a useful large walk-in cupboard which offers potential to create an Ensuite facility, subject to any required consents.

#### **Bedroom 4 3.44m (11ft 1in) x 2.56m (8ft 3in)**

With double radiator. Double glazed window to front with pleasant outlook.

#### **Family Bathroom**

Having a white suite comprising a panelled bath, shower cubicle, inset wash basin with drawers under and a WC. Extensive tiled surrounds. Extractor fan. Double radiator. Wall mounted fan heater. Double glazed window to rear.

#### **Outside**

To the front of Newlands there is a well stocked area of garden with established plants and shrubs.

A driveway provides off road parking and gives access to an extended integral GARAGE (27' x 10'4) with remote controlled electric garage door, double glazed window to side, light and power.

A gated pathway to the side of the property leads to a good sized enclosed rear garden which backs onto farmland and is attractively arranged with a large flagstone terrace, area of lawn with central bed and well stocked borders containing a interesting selection of plants and shrubs. There is also a vegetable garden area with two small ornamental ponds, raised beds and several fruit trees.

A good sized wooden shed is included in the sale and there is an outside light and cold water tap.



### Directions

From the Agents Ledbury Office turn right and proceed down New Street. At the roundabout take the third exit onto the A449 Ross Road. Follow this road to the next roundabout at Preston Cross roundabout and then take the third exit on the A4172. Continue for just under a mile and just after the Church take the first left hand turning into Little Marcle Court Road. The property will then be found on the right hand side.

### Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)



### Tenure

We are advised (subject to legal confirmation) that the property is Freehold.

### Services

We have been advised that mains water and electricity are connected to the property. Drainage is to a private system. Fast full fibre is connected. 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.

### 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.

### Council Tax

BAND F

### EPC

The EPC rating for this property is D (62)



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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.
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