



Situated In An Elevated Position Within The Popular Village Of Wellington Heath An Extended Semi-Detached House Offering Contemporary Open-Plan Living With Kitchen/Dining/Family Room, Sitting Room, Ground Floor Shower Room, Utility Room, Three Bedrooms and Family Bathroom, Driveway Parking And Attractive Terraced Garden With Raised Decked Sun Terrace Enjoying A Southerly Aspect With Far Reaching Views. EPC C

Downton - Guide Price £395,000

The Common, Wellington Heath, Ledbury, Herefordshire, HR8 1LU



Downton

Location & Description

Wellington Heath is a very popular village with a thriving local community with amenities including a village hall and a church. Ledbury is approximately 1½ miles distant and offers an excellent range of facilities 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 all approximately sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

Property Description

Downton is an attractive three bedroomed semi-detached house situated within the popular village of Wellington Heath. The property has undergone a scheme of updating by the current owner creating a beautiful and contemporary family home.

The addition of a Cedar clad side extension has opened up the living space to create an open-plan kitchen/dining family room with large sliding doors to the private courtyard garden, separate utility room and ground floor shower room. Above the family room is a large decked south facing sun terrace with walk-on roof light, a wonderful private area to sit and enjoy the far reaching views.

The property benefits from gas fired central heating and double glazing throughout with accommodation comprising to the ground floor an entrance hall, sitting room, shower room with WC, utility room and kitchen/family/dining room. To the first floor are three bedrooms and re-fitted family bathroom. Outside, the property benefits from driveway parking and gardens to front and rear. There is a paved courtyard with steps leading to a terraced garden and further access to the decked sun terrace.

The owner has advised that planning permission was granted in 2018 for a two-storey side extension, creating a new master bedroom with ensuite bathroom above the existing side extension, planning lapsed in 2021.

Planning Application 180910

The agent highly recommend a viewing to appreciate this beautiful home and lovely views.

Entrance Hall

With composite front door. Porcelain floor tiles.. Doors leading to:

Utility Room 2.04m (6ft 7in) x 1.49m (4ft 10in)

With double glazed window to side. Belfast style sink with cupboard under and solid wood work surfaces over. Wall mounted Worcester gas central heating boiler. Plumbing for washing machine. Ladder radiator. Extractor fan. Porcelain floor tiles.

Shower Room

With matching porcelain wall and floor tiles. WC. Wall hung wash hand basin with mixer tap. Fully tiled walk-in shower cubicle with raindrop shower and handheld attachment. Ladder radiator. Down lights. Extractor fan. Double glazed window to side with obscured glass.





Open-Plan Kitchen/Dining/ Family Room

With porcelain floor tiles throughout. Ceiling downlights. Stairs to first floor.

Kitchen Dining Room 4.99m (16ft 1in) x 4.62m (14ft 11in)

Re-fitted with a range of contemporary units comprising base and eye-level cupboards, tall pull out larder unit. Stone work surfaces with inset sink unit and "hot tap". Integrated appliances including single oven with ceramic hob over and extractor hood, dishwasher. Island unit with fitted cupboards and attached bench seating with storage under. Sliding patio doors opening to the garden. Open pantry with fitted shelving. Radiator.

Family Room 7.26m (23ft 5in) x 3.15m (10ft 2in)

With feature roof light. Double glazed window to rear. Radiator. TV point.

Sitting Room 4.96m (16ft) x 3.38m (10ft 11in)

With double glazed windows to front aspect with fitted shutters. Solid wood parquet flooring. Feature fireplace with fitted alcove shelving. Contemporary radiator. Two pendant light fittings.

Landing

With access to partially boarded roof space with drop down ladder. Useful over storage cupboard. Pendant light fitting. Carpet. Doors to:

Bedroom 1 4.96m (16ft) x 3.41m (11ft)

With double glazed windows to front enjoying pleasant a pleasant outlook. Fitted wardrobes. Radiator. Carpet.

Bedroom 2 2.71m (8ft 9in) x 2.63m (8ft 6in)

With double glazed window to rear enjoying garden views. Radiator. Carpet. Pendant light fitting.

Bedroom 3 2.73m (8ft 10in) x 2.22m (7ft 2in)

With double glazed window to rear enjoying garden views. Radiator. Carpet. Pendant light fitting.

Bathroom

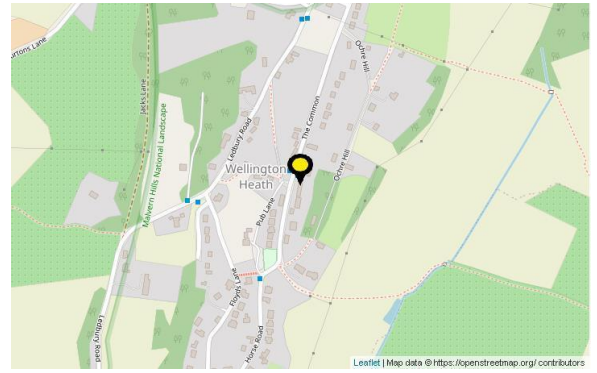
Re-fitted with contemporary suite comprising WC, wall hung wash hand basin, bath with mixer tap and shower attachment. Matching porcelain wall and floor tiles. Two double glazed windows to side with obscured glass. Ladder radiator. Extractor fan. Pendant light fitting.

Outside

The property is approached via a shared driveway with parking for several vehicles and useful garden shed. Bordering the driveway is a mature garden laid to lawn with mature shrubs and trees. There is access from both sides of the property with gravelled pathways and steps leading to the terraced garden and decked sun terrace which enjoys a southerly aspect and views towards Marcle Ridge.

Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Bear right at the railway station onto the B4214 Bromyard Road. Proceed for a short distance and turn right signposted to Wellington Heath. Proceed right to the top of the hill and at the T-junction by the oak tree turn right. Immediately turn right again and proceed down The Common. Downton will then be located after a short distance on the left hand side.



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

Tenure

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

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 formally 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)

Council Tax

COUNCIL TAX BAND "D"

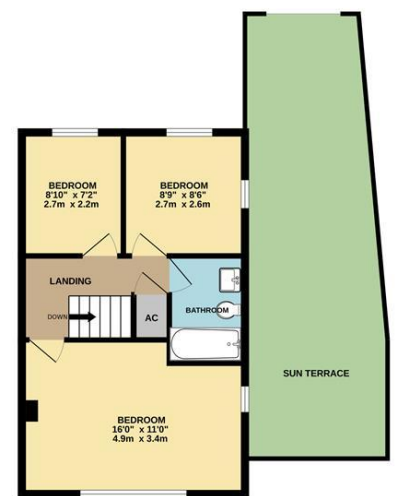
EPC

The EPC rating for this property is C (76).

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 12/2014

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:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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.



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