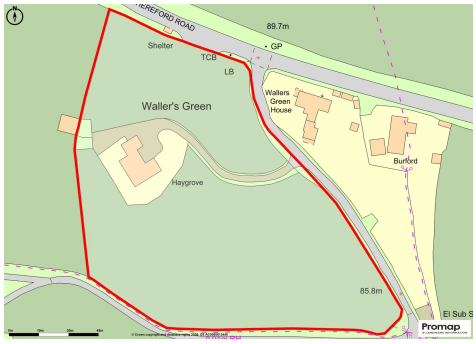
JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









Haygrove Bungalow, Falcon Lane, Ledbury, HR8 2PY

Guide Price £650,000

Detached Three Bedroom Rural Bungalow Set In Just Over **Four Acres** With Paddocks, Large Garage & Beautiful Countryside Views Near Ledbury. A Further 22 Acres Are Available By Separate Negotiation. No Chain. EPC F

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Regulated by RICS®

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London



Haygrove Bungalow enjoys a delightful rural setting within easy reach of the popular market town of Ledbury. The town offers an extensive range of amenities, including shops, schools, churches, restaurants, a theatre, doctors' surgeries and a community hospital. Its mainline railway station provides direct services to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington.
The cities of Hereford, Worcester and Gloucester are each approximately sixteen miles away, while the M50 motorway can be accessed around four miles south of Ledbury.

Property Description

Haygrove Bungalow is a spacious detached three bedroom bungalow occupying an idyllic rural position just outside Ledbury and set within grounds extending to just over four acres. The property offers well proportioned accommodation including a large kitchen/breakfast room with AGA, separate dining room, generous living room, sun room, utility room and three bedrooms, with the principal bedroom benefiting from an en-suite shower area.

Outside, the property is approached via a sweeping driveway leading to ample parking and a substantial garage. Two paddocks flank the driveway, making the property ideal for those seeking an equestrian or smallholding lifestyle. Attractive patio areas provide excellent space for outdoor entertaining whilst enjoying the surrounding countryside. **A further 22 acres of land is also be available by separate negotiation.**

Offered to the market with no onward chain, this unique rural home enjoys a peaceful location whilst remaining conveniently accessible to Ledbury, the M50 motorway and the cities of Hereford, Worcester and Gloucester.











Entrance Porch/Sun Room - 6.9m x 2.9m (22'7" x 9'6"). Door to hall and door to rear hall

Hall - Wood effect flooring, two storage cupboards and loft access point.

Kitchen/Breakfast Room - 7.5m x 3.8m (24'7" x 12'5"). Double glazed window to side, window to rear, base and eye level units, stainless steel sink, oil fired AGA, space for electric oven, space for further white goods, built in storage cupboards, door to rear hall and door to:

Dining Room - 4.8m x 4.3m (15'8" x 14'1"). Window to rear, coal effect bottled gas fire.

Living Room - 6.7m x 4.9m (21'11" x 16'0"). Window to rear, door to patio, fireplace

Bedroom 1 - 4.9m x 3.6m (16'0" x 11'9"). Double glazed window to front, shower cubicle, wash hand basin, low level C, built in wardrobes, night storage heater

Bedroom 2 - 4.9m x 3.1m (16'0" x 10'2"). Wood effect flooring, window to side

Bedroom 3 - 3.6m x 2.3m (11'9" x 7'6"). Wood effect flooring, window to front, wash hand basin, built in wardrobe.

Bathroom - Wood effect flooring, partially tiled walls, low level WC, wash hand basin, bath with shower over, bidet, heated towel rail and obscured window.

Rear Hall - Door to rear garden



WC -With low level WC

Utility Room - 2.4m x 2.3m (7'10" x 7'6"). Tiled floor, window to rear, Belfast sink

Garage - 6m x 5.7m (19'8" x 18'8"). Up and over door. Light and power

Outside. The property is approached via a sweeping driveway leading to a generous parking area to the front, with access to the garage, main entrance and rear of the bungalow. Two paddocks lie on either side of the driveway and, together with the house and grounds, extend to just over four acres.

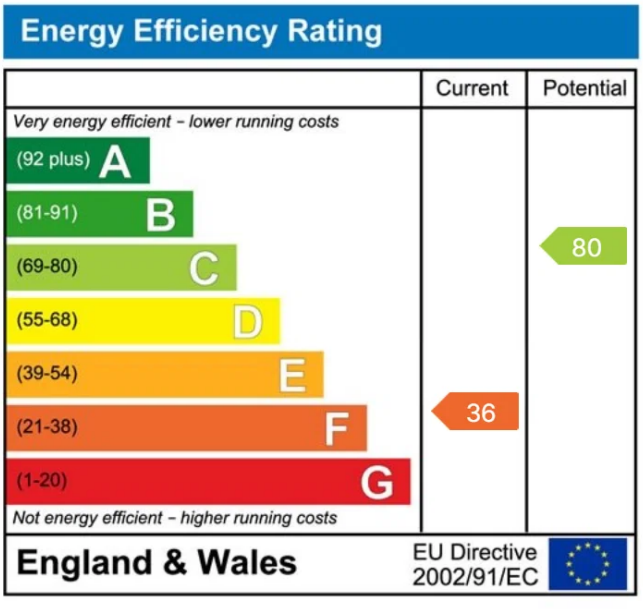
To the rear are the oil tank, bin store and a boiler cupboard housing the warm air heating system. Patio areas to the rear and side provide attractive spaces for outdoor seating and entertaining.

A five-bar gate at the rear provides access to a further 22 acres of land, available by separate negotiation.

Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Turn left at the traffic lights by the railway station and proceed down the Hereford Road. At the roundabout take the third exit onto the A438 Hereford Road. Continue out of Ledbury and after approximately 1¾ miles turn left into Falcon Lane. The driveway of the property will then be located immediately on the right hand side.





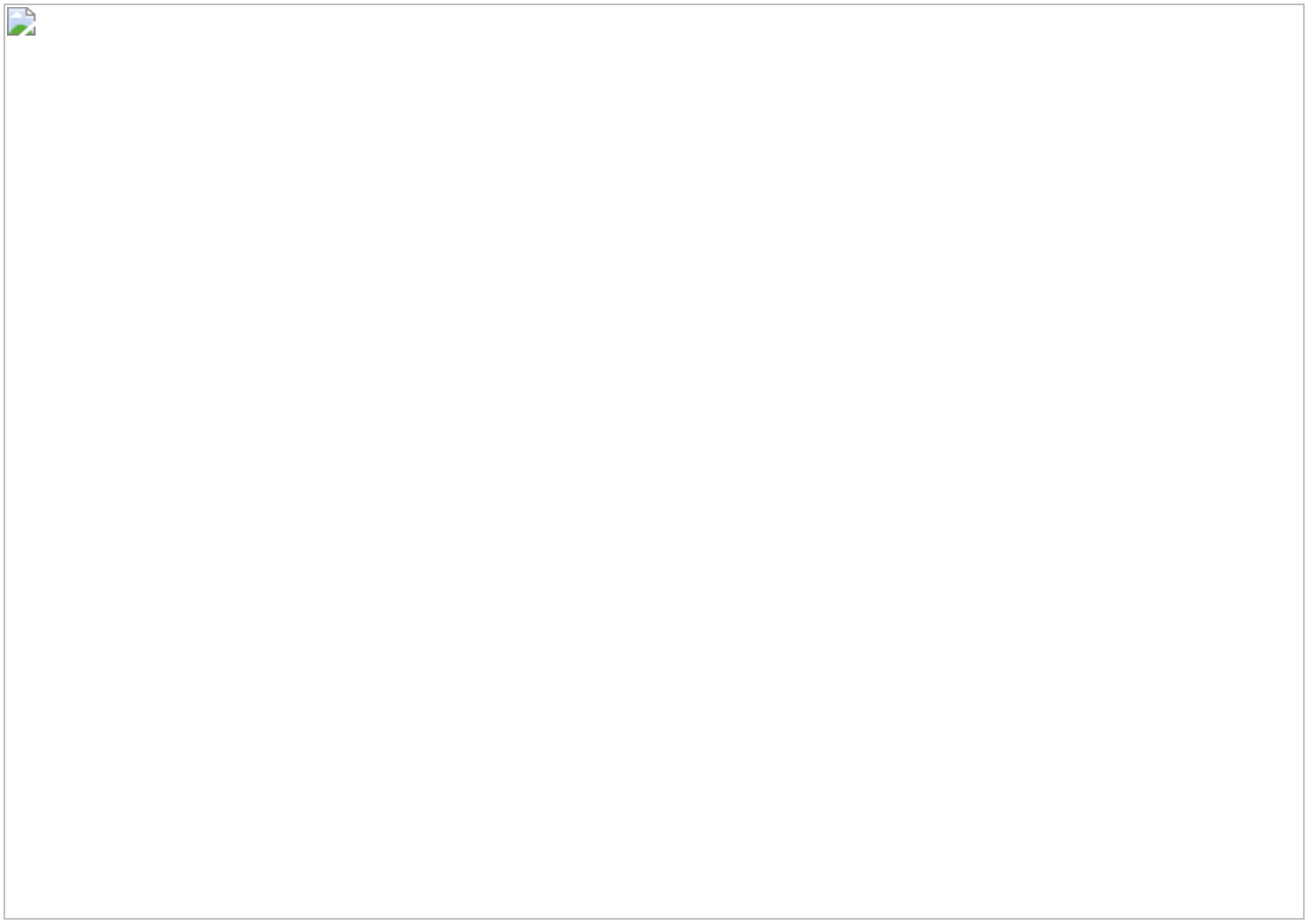
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GROUND FLOOR
2173 sq.ft. (201.9 sq.m.) approx.



TOTAL FLOOR AREA : 2173 sq.ft. (201.9 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.
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Services - We have been advised that mains water and electric are connected to the property. Central heating is oil fired with bottled gas for the gas fire. Drainage is via a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure - Freehold - We are advised (subject to legal verification) 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 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.

Viewing - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax - COUNCIL TAX BAND "D" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC - The EPC rating for this property is F (36).

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.