JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981







A GRADE II LISTED END OF TERRACE TOWN HOUSE, FORMERLY USED AS A PUBLIC HOUSE, OFFERING ACCOMMODATION ARRANGED OVER THREE FLOORS IN NEED OF COMPLETE REFURBISHMENT AND MODERNISATION WITH POTENTIAL FOR FURTHER DEVELOPMENT WITHIN THE GROUNDS (SUBJECT TO THE NECESSARY PERMISSIONS BEING SOUGHT).

EPC G.

White Hart – Guide Price £395,000

Church Street, Ledbury, Herefordshire, HR8 1DH

5 2 1

RICS®

White Hart

Location & Description

Ledbury is a thriving and expanding town which has a range of local facilities and amenities 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 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Property Description

White Hart is a Grade II Listed 19th century red brick end of terrace property, formerly known as The White Hart Public House. The property comprises five bedroomed accommodation arranged over three floors with two reception rooms, two kitchens, utility room/WC, cellar and a first floor bathroom.

The property is in need of an extensive scheme of refurbishment and renovation throughout and offers an opportunity to create multigenerational living or possible sub division into separate dwellings (subject to the necessary consents being granted).

There is further development potential within the grounds of White Hart, with the erection of a single storey dwelling to the rear (subject to the necessary consents being sought), with access through the garden. There are architect's plans which have already been drawn up for a single storey dwelling however other options such as a mews houses may be possible (subject to the necessary consents being sought).

The accommodation with approximate dimensions is as follows:

Sitting Room 6.17m (19ft 11in) x 3.82m (12ft 4in)
With two ceiling light points. Two windows to the front aspect. A gas fire with a wooden mantlepiece. TV point. Door to front aspect. Double doors to

Dining Room 4.59m (14ft 10in) x 3.02m (9ft 9in)
Two ceiling light points. Fitted bookcase. Stairs leading to first floor with under stairs storage cupboard. Door to cellar (described later).

Kitchen 1 5.01m (16ft 2in) x 2.73m (8ft 10in)
A range of wall mounted and base units with work surface over and tiled surrounds. Stainless steel one and a half sink drainer unit. Space for electric oven. Space and plumbing for washing machine. Inset four ring gas hob. Space for fridge freezer. Tiled flooring. Two windows. Space for dishwasher.

Kitchen 2 4.73m (15ft 3in) x 4.08m (13ft 2in)
Strip lighting. Windows. Space and plumbing for washing machine. Space for cooker. Door to outside space. Door to storage cupboard.

















WC/Utility
Plumbing for washing machine. Low level WC.

First Floor
A split level landing with window to the rear aspect. Ceiling light point. Doors to

Bedroom 1 **4.23m (13ft 8in) x 3.87m (12ft 6in)**
Ceiling light. Front facing window. Decorative fireplace.

Bedrrom 2 **3.10m (10ft) x 3.07m (9ft 11in)**
Ceiling light. Two windows to the side and rear aspect.

Bedroom 3 **3.87m (12ft 6in) x 3.38m (10ft 11in)**
Ceiling light. Window to the front aspect. Fitted wardrobe and cupboard. Dado rail.

Bathroom
Ceiling light. Window to rear aspect. Panelled bath with over head shower. Low level toilet.

Second Floor
Doors to

Kitchenette **5.32m (17ft 2in) x 1.55m (5ft)**
Ceiling light point. With sink and cupboards. Window to rear aspect. Access to storage cupboard. Utility Cupboard. Power for washing machine. Doors to

Bedroom 4 **3.90m (12ft 7in) x 2.99m (9ft 8in)**
Front facing window. Cupboard housing water cylinder. Ceiling light point.

Bedroom 5/Living Room **3.80m (12ft 3in) x 2.40m (7ft 9in)**
Front facing window. Ceiling light point.

Study **2.30m (7ft 5in) x 1.44m (4ft 8in)**
With window to side aspect.

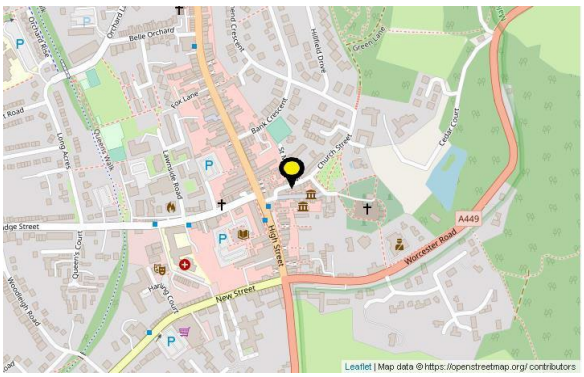
Cellar
Accessed via the dining room, the cellar is comprises two chambers with power and lighting. Gas and electric meters. Access available to outside.

Outside
To the rear of the property is a large garden with several outbuildings (some with electricity and water supply).

There is vehicular access to the garden via double wooden gates.

Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street. Turn right along the side of the black & white Market House into Church Street and the property will 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 "E" 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 G (1).



TOTAL FLOOR AREA : 2689 sq.ft. (249.8 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 Metropix ©2025

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Ledbury Office
01531 634648
3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

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 leases 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.