

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A RARE OPPORTUNITY TO PURCHASE AN EXTENDED FOUR BEDROOM PERIOD FAMILY HOME BENEFITTING FROM OVER 2400 SQUARE FEET OF ACCOMMODATION WITH 4 BEDROOMS, THREE BATHROOMS AND DOUBLE GARAGE AND WELL STOCKED GARDEN TO THE REAR SET IN A MOST CONVENIENT LOCATION WITHIN A SHORT WALK OF LEDBURY TOWN CENTRE.

EPC - D

Richmond House – Guide Price £775,000

New Street, Ledbury, Herefordshire, HR8 2EB

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Richmond House

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

Richmond House is a striking four/five-bedroom detached residence, gracefully positioned on one of Ledbury's most desirable streets, just a short stroll from the town centre. This exceptional family home has been thoughtfully enhanced by its current owners, offering a harmonious blend of classic charm and modern comfort.

Upon entry, a spacious hallway welcomes you, leading to a versatile office, play room or fifth bedroom featuring a bay window that bathes the room in natural light. An internal corridor guides you to a generously proportioned sitting room, which seamlessly flows into a superb open-plan kitchen and dining area. The adjoining garden room, thoughtfully extended, creates an inviting L-shaped family space that maximises views of the breathtaking, mature garden.

The ground floor further benefits from a convenient shower room, catering to multi-generational living needs, and a substantial utility room with direct access to a double garage.

Ascending to the first floor, you'll find a traditional layout with a spacious landing, complemented by two double storage cupboards. The accommodation comprises four well-proportioned bedrooms, including a principal suite with an en-suite bathroom, and a family bathroom.

The tranquil rear garden serves as a haven for wildlife, featuring a delightful mix of secluded corners and open lawn areas. A large terraced patio extends across the rear and side of the property, providing an ideal setting for outdoor entertaining.

Richmond House stands as a testament to meticulous care and thoughtful improvements, offering a unique and exciting opportunity that must be viewed to be fully appreciated.

The accommodation with approximate dimensions is as follows:

Entrance Hall

A UPVC door with obscure glass panels to either side opens into a spacious entrance hall with ceiling light point and ceiling rose, parquet flooring, loft access and door into double garage. Alarm system. Open through into...

Inner Hallway

With ceiling light point and three spot down lights. Staircase. Parquet flooring. Feature crescent window into Living room. Doors into Play Room/Office, Living Room, Kitchen Dining Room.

Office/Bedroom 3.64m (11ft 9in) x 3.04m (9ft 10in)

A spacious second reception room that could also be used as a down stairs bedroom with Ceiling light point. Double glazed bay window with fitted blinds to the front aspect. Double glazed window to the side aspect. Radiator. Carpet.

Sitting Room 5.11m (16ft 6in) x 4.54m (14ft 8in)

Two chandelier light points with ceiling roses. A double glazed bay window to the front aspect with built in bench seating. Double glazed door and window to the side aspect opening onto a side paved patio. Gas fireplace with a stone surround and hearth. Two radiators. Carpet. Inset shelving. Fuse board.

Kitchen Dining Room 8.03m (25ft 11in) x 3.66m (11ft 10in)

An open plan integrated Kitchen with space for a large dining table that flows through into an extended Garden room.

A shaker style kitchen with a range of wall and base units with a wooden worktop and inset ceramic Belfast sink, chrome mixer tap and tiled backsplash. Gas Aga and separate smaller style electric Aga with four ring electric hob. Integrated fridge/freezer, integrated 'AEG' dishwasher. Double glazed windows to the rear and side aspect with fitted blinds. Tiled flooring. Radiator. Obscure glass door into rear hallway leading to Utility room and downstairs Shower room. Twelve spot down lights.

Garden Room 3.61m (11ft 8in) x 3.35m (10ft 10in)





An extension built circa 2010 which is an open plan addition from the Kitchen Dining room to create a relaxing entertaining space overlooking the rear garden. With vaulted ceiling with exposed feature beams. Double glazed windows to three sides to maximise the aspect. Two double glazed velux windows. Ceiling light point. French doors opening onto a rear patio. Tiled flooring. Radiator.

Rear Corridor

A rear corridor connects the Kitchen Dining room to the utility room, with double glazing to the rear, three spot down lights, radiator and tiled flooring with door into....

Shower Room

With three spot down lights. Walk in double mains power shower with chrome taps. Low level toilet. Ceramic sink inset into a vanity unit with chrome taps. Heated towel rail. Vinyl flooring.

Utility Room 4.44m (14ft 4in) x 3.20m (10ft 4in)

A large utility room to the rear aspect with eight down lights, double glazed windows and door onto the rear patio. Two Velux windows. A range of wooden wall and base units with a marble effect vinyl worktop with inset composite sink and half sink draining unit and chrome taps. Tiled back splash. Space for washing machine, tumble dryer and fridge freezer. Tile effect vinyl flooring, and coat hanging space. Door into Double Garage.

To the First Floor

A spacious and light landing with Chandelier pendant light and further light point. Two useful double storage cupboards, one containing the immersion tank. Feature double glazed crescent window to the side aspect. Access to a partially boarded loft with drop down ladder. Doors to bedrooms and bathroom.

Bedroom 1 4.26m (13ft 9in) x 3.61m (11ft 8in)

a bright double bedroom to the front aspect with fitted double wardrobes and vanity unit. Chandelier light pendant with ceiling rose. Double glazed bay window to the front aspect with fitted blinds. Radiator. Door into...

Ensuite

Four spot down lights. Double glazed window to the side aspect. Panelled bath with tiled backsplash. Chrome heated towel rail. Fitted storage cupboard. Ceramic sink with chrome taps. Low level toilet. Tile effect vinyl flooring.

Bedroom 2 3.72m (12ft) x 3.23m (10ft 5in)

A further double bedroom to the rear of the property with a chandelier light pendant. Double glazed window overlooking the garden. Fitted wardrobe. Radiator. Carpet.

Bedroom 3 3.64m (11ft 9in) x 3.10m (10ft)

Double bedroom with a double glazed bay window to the front aspect with fitted blinds. Fitted wardrobe and drawers with an over head cupboard. Chandelier light pendant. Carpet.

Bedroom 4 3.69m (11ft 11in) x 2.61m (8ft 5in)

A dual aspect bedroom with double glazed windows to the rear and side aspect. Fitted wardrobe. Radiator. Carpet.

Family Bathroom

Four spot down lights. Double glazed window to the rear aspect with fitted blinds. Panelled bath with an overhead mains power shower. Vanity unit and inset ceramic sink with chrome taps. Low level toilet. Tiled walls. Chrome heated towel rail. Vinyl flooring.

Garden

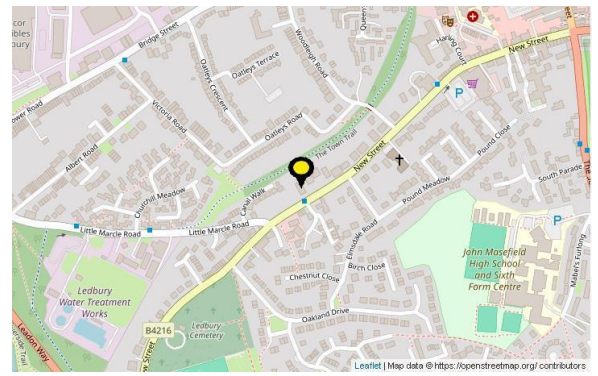
From the garden room step out onto a large paved terrace which steps down onto a further patio providing an excellent entertaining space in front of a garden laid to lawn with deep and mature borders providing an array of shrubs and flowers. Follow a path to a garden shed and step through an enticing trellised archway into a magical wild garden bursting with colour and life. A path meanders through mature trees and blooming roses to explore hidden corners and quiet seating areas. There is a paved side patio offering a shady area for hotter days with gated side access to a gravelled and paved front garden well stocked with mature trees and hedging to the front boundary. There is a block paved shared driveway with parking for multiple vehicles. Outside lighting and water is available.

Garage 5.63m (18ft 2in) x 5.30m (17ft 1in)

Two canopy doors open from the driveway into a double garage with pitched roof. Wall mounted cupboards and worktop. 'Worcester Bosch' combination boiler. Water supply. Door into entrance hall and utility room.

Directions

The John Goodwin's Ledbury office turn right onto New Street. Continue on the road past the turning for Woodleigh Road where the property can be found on your right 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) or Colwall Office (01684 540300)

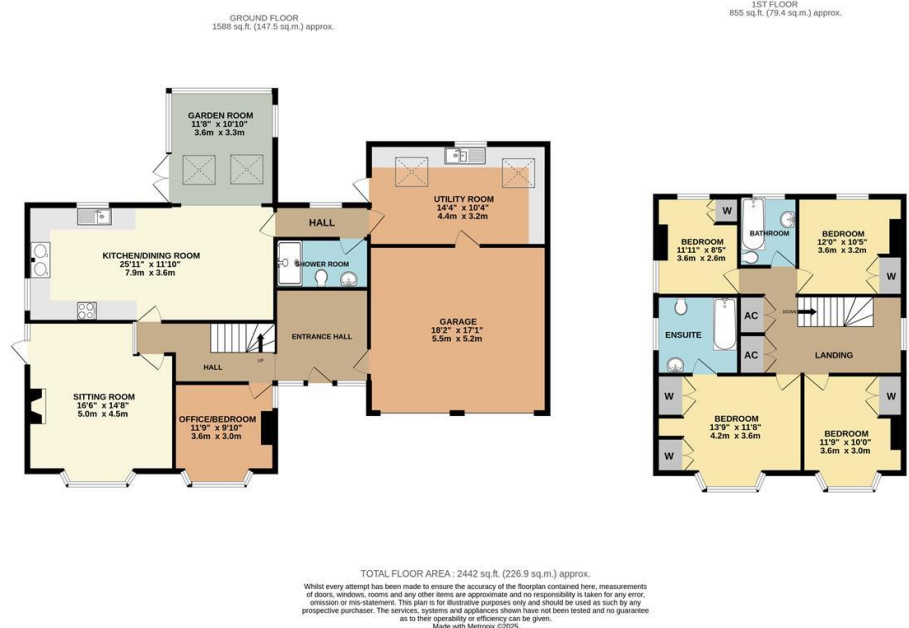
Council Tax

COUNCIL TAX BAND "F"

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 D (65).



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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