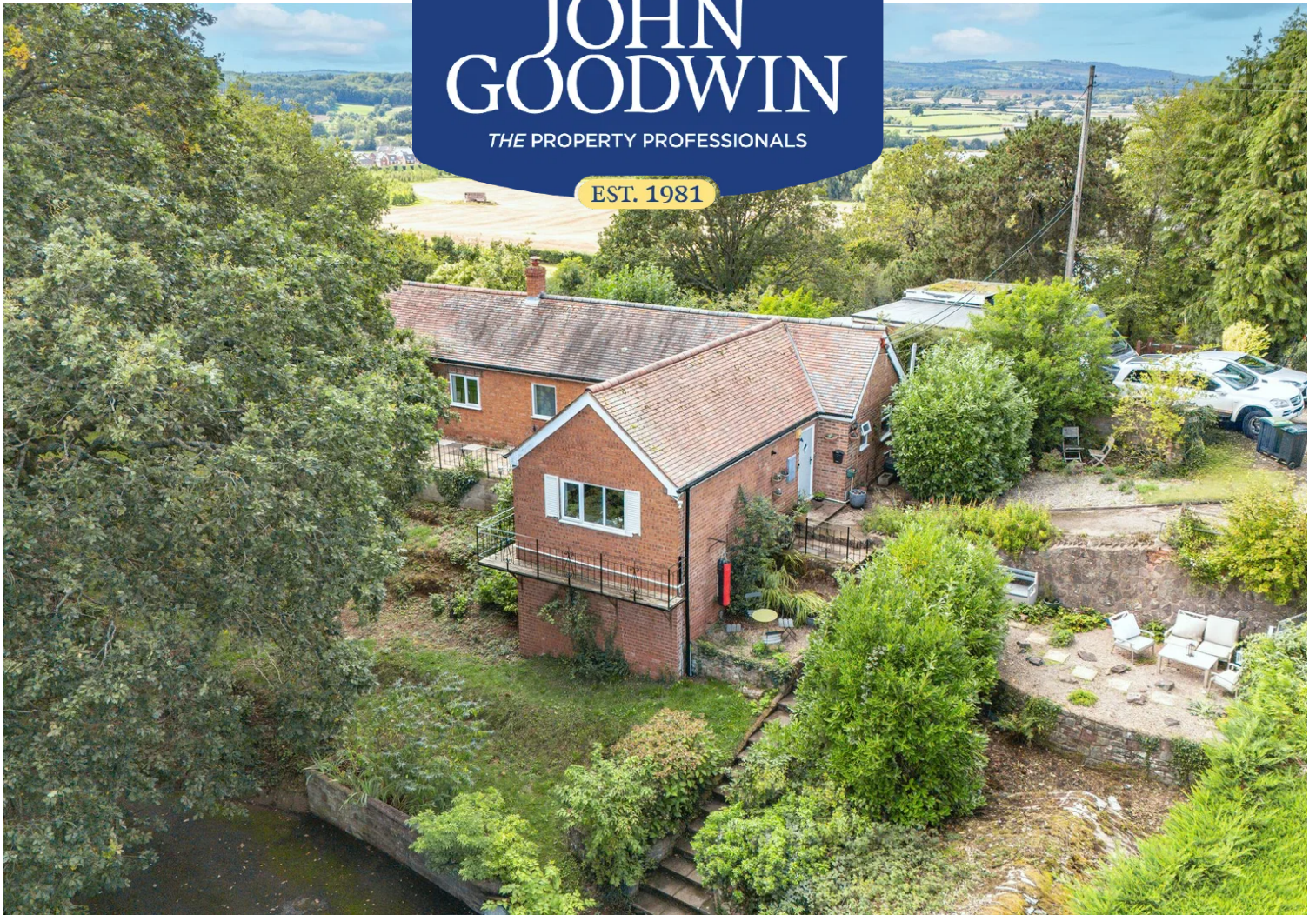


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Lincoln, Horse Road, HR8 1LP

Guide Price **£595,000**

An individual three double bedroom detached bungalow set within approximately two and a half acres of private gardens and grounds, this versatile detached bungalow with double garage offers exceptional outdoor space, equestrian potential with existing stabling, and a stunning semi-rural setting on the edge of Wellington Heath. EPC - E

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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Set within approximately two and a half acres of beautifully established grounds, this unique detached bungalow offers a rare opportunity to enjoy a semi-rural lifestyle with exceptional outdoor space. The gardens unfold across a series of terraces, lawns and secluded wooded areas, creating a wonderfully private setting with far-reaching potential. A wraparound balcony terrace provides the perfect vantage point to enjoy the surroundings, while the expansive lower garden offers ample space for family recreation, gardening or smallholding pursuits. For buyers with equestrian interests, the land is particularly appealing, with level grazing potential and an existing two-bay stable, complete with power supply, offering an excellent foundation for restoration and future use.

Beyond its lifestyle appeal, the property also presents exciting opportunities to add value and create additional accommodation. The detached double garage benefits from previously approved planning permission (now lapsed) for conversion into a triple garage with a games room and office above, providing scope for a home business, studio, gym or ancillary living space, subject to the necessary consents. With two separate driveway accesses, generous parking and excellent connectivity to Ledbury and surrounding transport links, this is a property that combines countryside freedom with practical versatility, making it an increasingly rare find for families, equestrian buyers and those seeking room to grow.

The property is located in the very popular village of Wellington Heath, which has a thriving local community with amenities including a village hall, pub 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.





Entrance Hall - Composite front door into. Wood effect laminate flooring. Glazed picture window overlooking the garden terrace. Ceiling light point and wall lighting. Two radiators. Access into roof space. Doors to all rooms.

Dining Kitchen - With three ceiling light points. Glazed window to the side aspect, French doors opening onto the garden terrace. Wood effect laminate flooring in the dining space connecting into tiled flooring in a brick built, cottage style kitchen with wooden counter tops. Range style 'Belling' cooker with five ring gas hob. Wall mounted cupboards. Double pantry cupboard. Space for washing machine, dishwasher and fridge freezer.

Sitting Room - At the far end of the property is a spacious and well appointed sitting room with two glazed windows to the side aspect. French doors opening onto the garden terrace. A fireplace with inset log burner on a marble hearth with a wooden mantle piece. Two contemporary column radiators. Two ceiling light points. Recently installed carpet.

Bedroom 1 - A double bedroom with glazed window to the rear aspect. Ceiling light point. Built in wardrobe with over bed wall mounted cupboards. Radiator. Carpet.

Bedroom 2 - A double bedroom with glazed window to the rear aspect. Ceiling light point. Radiator. Carpet.

Bedroom 3 - A further double bedroom with glazed window to the rear aspect. Ceiling light point. Radiator. Carpet.

Family Bathroom - With six spot down lights. Panelled bath with mains powered rainfall shower and tiled surround. Heated chrome towel rail. Ceramic sink with mixer tap and under counter storage cupboard. Tiled flooring.

Cloakroom - Ceiling light point. Tiled walls and flooring. Opaque glazed window to the front aspect. Corner sink with mixer tap. Fuse board.

Outside and Garden - Stepping out from the sitting room onto a wrap around balcony terrace, elevated from an area laid to lawn and secluded wooded area to the side.

Steps down from the property pass various terraced seating areas before reaching a lower garden, extending to approximately two acres with a tarmac driveway reaching the Ledbury Road.

The garden is currently laid to lawn with a generous vegetable patch, but would easily lend itself to equine minded families. A two bay stable sits to the far side of the garden with potential for some restoration and a current power supply. From the driveway is a double garage with previously lapsed planning permission to develop into a double garage with games room/office space above.

There is a second driveway accessed via Horse Lane with gravelled seating area and steps down to the front door.

Directions - From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue over the traffic lights and bear right by the railway station on to the Bromyard Road. Turn right at Beggars Ash signposted to Wellington Heath. Proceed up the hill and at the top turn sharp right into Horse Road. Follow this road until reaching a left hand turn, where the property is located on the right hand side.



GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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 electricity, water and drainage are connected to the property. Heating is provided via a gas combination boiler. 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 "G"

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 E (48)