

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN EXCEPTIONAL SELF-CONTAINED WING OF A GRADE II LISTED PERIOD PROPERTY SITUATED IN AN EXCELLENT LOCATION WITHIN THE CONSERVATION AREA OF THE TOWN OFFERING FLEXIBLE ACCOMMODATION SET WITHIN A GLORIOUS SHARED WALLED GARDEN (PART OF WHICH THE PROPERTY HAS EXCLUSIVE USE) AND OFF-ROAD PARKING. EPC TBC

NO ONWARD CHAIN

Hollybush House - Guide Price £595,000

23 The Southend, Ledbury, Herefordshire, HR8 2EY

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Hollybush House

Location & Description

The Southend is situated within the conservation area of the delightful country town of Ledbury which has a wide range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station. 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. 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

A most impressive period property conveniently located within a sought after conservation area within easy reach of the town centre.

Hollybush House is a most interesting Grade II listed property being a self contained wing of a very fine period town house known as The Yews which comprises three flats. This very unique property has many fine period features including sash windows and a magnificent vaulted brick ceiling to the drawing room. The property provides spacious and very flexible accommodation of considerable charm and character and has gas fired central heating and double glazing. It has an interesting layout being arranged on various levels accessed from a mezzanine landing. An attractive staircase leads down past the dining room giving access to an inner hallway and fitted kitchen with appliances. At this level there is also a pleasant sitting room with feature fireplace, a guest bedroom and shower room. Further steps lead down to a utility room which opens out into a magnificent drawing room which has a superb vaulted brick ceiling; this room would make a wonderful party room. Double doors lead through to a snug and gives access to a second bedroom and re-fitted shower room. The bedroom, which benefits from direct access to the paved courtyard, includes a concealed kitchenette to include a sink, fridge and microwave, ideal annexe potential. Stairs going up from the mezzanine landing lead to the spacious master bedroom with feature porthole window and en-suite bathroom.

There is off road parking and a delightful mature shared walled garden part of which Hollybush House has exclusive use.

The very well presented accommodation comprises (with approximate dimensions):

Reception Hall

With wooden front door. Wood flooring. Radiator. Meter cupboard. Access to:

Mezzanine Landing

With stairs leading up to the first floor giving access to the master bedroom. Attractive staircase going down past the dining room leading to the inner hallway. This is an open plan area and gives access to the kitchen, sitting room and rear hallway leading to a guest bedroom and shower room. Wood flooring. Radiator. Telephone point. Understairs storage cupboard.

Kitchen/Dining Room 6.40m (20ft 8in) Overall measurement x 3.49m (11ft 3in)

Open-plan.

A most attractive room with high ceiling and a large feature double glazed sash window enjoying views across the garden. Feature pendant light. Radiator. Down lighters.

Kitchen

Fitted with a range of painted units comprising matching wall and base cupboards. Deep porcelain sink with base unit under. Granite work surfaces with upstands. Electric eye level oven and microwave. Integrated Bosch dishwasher and fridge freezer. Wall mounted Worcester gas central heating boiler. Wooden floor. Multi paned double glazed sliding patio doors giving access to rear garden.

Sitting Room 5.19m (16ft 9in) x 4.16m (13ft 5in)

Multi paned double glazed French doors giving access to garden. Feature stone fire surround. T.V point. Ceiling down lighters. Step up and open to rear hallway.





Rear Hallway

With feature exposed brick wall. Radiator. Double glazed Velux roof window. 4 ceiling spot lights. Step up to:

Guest Bedroom 1 4.11m (13ft 3in) x 3.66m (11ft 10in)

With fitted wardrobes. Radiator. Multi paned double glazed French doors giving access to garden. 4 wall lights.

Shower Room

Re-fitted with tiled walk-in shower with raindrop shower and hand held attachment. WC. Vanity with inset wash hand basin and glass splashback. Shaver point. Ladder radiator. Wood flooring. Feature port hole window with obscured glass. Extractor fan. Downlights. Steps from the inner landing lead down to

Utility Room 4.26m (13ft 9in) x 1.78m (5ft 9in)

Painted wall and base units with plumbing for washing machine and space for tumble dryer. Belfast style sink and drainer. Solid wood worksurfaces with upstands. Wood flooring. Double glazed windows and French doors leading to patio and garden. Feature vaulted brick archway leading to:

Drawing Room 9.43m (30ft 5in) x 5.61m (18ft 1in)

A stunning room with a magnificent vaulted brick ceiling. Parquet floor. Feature stone fire surround with electric wood effect stove. Telephone point. Radiator. Double wooden doors to:

Snug 5.55m (17ft 11in) x 4.62m (14ft 11in)

Feature vaulted brick ceiling. Parquet floor. High level window. Radiator. Wall lights. Step up to:

Guest Bedroom 2 6.64m (21ft 5in) x 4.88m (15ft 9in)

Window to rear. Storage unit with concealed kitchenette comprising stainless steel sink unit, fridge and microwave and wooden work surface. Radiator. Cupboard housing Worcester gas fired central heating boiler and hot water tank providing heating and water for the guest suite and drawing room.. Rear passageway with door to side giving access to sunken patio.

Ensuite Shower Room

Re-fitted with tiled walk-in shower with raindrop shower and handheld attachment. WC. Vanity unit with inset wash hand basin. Chrome ladder radiator. Extractor fan. Single glazed window to rear. Wood flooring.

First Floor Landing

With skylight window. Double wardrobe with folding doors. Painted exposed timbers. Radiator. Carpet. 2 wall lights. Stripped pine door to:

Master Bedroom 5.01m (16ft 2in) x 4.73m (15ft 3in)

Attractive vaulted ceiling with exposed painted timbers. Feature port hole window with fitted shutters. Double glazed multi paned sash window enjoying a fine outlook over the garden. Radiator. Carpet.

En Suite Bathroom

Panelled bath with mixer tap and shower attachment. Tiled surrounds. WC and wash hand basin. Traditional towel radiator. Inset spotlights.

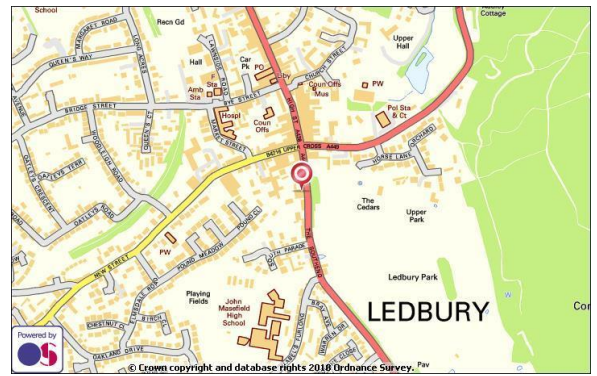
Outside

The property stands back from the road set behind a shared gravelled forecourt. There is a garden area and parking space. The property also has a quarter share of the superb walled gardens to the rear which is beautifully landscaped and planted with numerous mature plants, trees, flower beds and shrubs. There is a Georgian gazebo and patio area along with shared use of a former garage, coach house and shed.

Hollybush House has its own direct access to, and exclusive use of, a private area of the garden/patio adjacent to the property, a lovely spot to sit and enjoy the views over the main garden.

Directions

From the agent's Ledbury office turn right at the traffic lights and proceed along the Southend. The entrance to The Yews will then be found after a short distance on the right hand side. The entrance to Hollybush House is the door on the far left hand side.



Services

We have been advised that mains electricity, water, gas and drainage are connected to the property. This information has not been checked with the respective service providers and all 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

The property is leasehold and held on a 999 year lease commencing in 2016 although anyone purchasing this property would also have a share of the Freehold as all the flat owners are directors of The Yews Residents Association the registered company which owns the freehold.

Monthly charge £198.00 (as at August 2025) This covers the service charge, ground rent, shared buildings insurance premium (of which Hollybush House pays 40% of the total) and £30 towards a sinking fund for potential major maintenance works that may need to be undertaken by the Residents Association.

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 purchases/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)

Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

LOWER GROUND FLOOR

GROUND FLOOR



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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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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