



**IN A POPULAR VILLAGE LOCATION ENJOYING A WONDERFUL OUTLOOK AN INDIVIDUAL DETACHED HOUSE IN NEED OF UPDATING BENEFITING FROM GAS HEATING AND DOUBLE GLAZING WITH 4 BEDROOMS, 2 RECEPTION ROOMS AND CONSERVATORY, GOOD SIZED GARDEN, OFF ROAD PARKING AND GARAGE. CONSIDERABLE POTENTIAL**

**EPC: NO CHAIN**

**The Yews - Guide Price: £440,000**  
Floyds Lane, Wellington Heath, Ledbury, Herefordshire HR8 1LR



# The Yews

## Location

Wellington Heath is a very popular village with 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.

## Property Description

The Yews is an individual detached property very pleasantly located within the village and enjoying a wonderful outlook to the front.

The property is in need of updating and benefits from gas fired heating and double glazing. It is arranged on the ground floor with an entrance porch, reception hall, shower room with WC, a sitting room, conservatory, living room, breakfast kitchen, rear hall and an enclosed rear porch with covered lean-to off. On the first floor the landing gives access to four bedrooms and a bathroom with separate WC.

Outside there is a good sized mature corner plot garden with off road parking, a detached garage and outbuildings.

## ACCOMMODATION:

### Enclosed Entrance Porch

### Reception Hall

With wooden front door.

### Shower Room

Fitted with a shower cubicle, wash basin and a WC. Fully tiled surrounds. Single radiator. Double glazed window to side.

### Sitting Room 4.80m (15ft 6in) max. x 3.97m (12ft 10in) max.

With feature fireplace. Double radiator. Double glazed window to rear. Double glazed sliding doors to conservatory.

### Conservatory 4.62m (14ft 11in) x 2.71m (8ft 9in)

Having dwarf brick walling and double glazed surrounds. Double radiator. Quarry tile floor. Double glazed double doors to garden.

### Living Room 6.20m (20ft) max. x 2.92m (9ft 5in) plus bay

Having a feature stone fireplace with fitted Clearview log burning stove. Single radiator. Double glazed window to front. Double glazed bay window to front.

### Breakfast Kitchen 3.44m (11ft 1in) x 3.30m (10ft 8in)

Fitted with a stainless steel sink with base unit under. Further base units. Wall mounted cupboards and cabinets. Work surfaces with tiled surrounds. Built-in pantry cupboard. Built-in double oven. Fitted 4-ring ceramic hob. Old solid fuel Rayburn (not been used for several years). Double radiator. Tiled floor. Double glazed window to rear with outlook over garden.





#### Rear Hall

With wood block floor. Stairs to first floor. Single glazed window to rear. Single radiator.

#### Enclosed Rear Porch

With plumbing for washing machine. Quarry tile floor. Double glazed window to rear. Double glazed door to rear garden.

#### Covered Lean-To Off 4.78m (15ft 5in) x 1.68m (5ft 5in)

With wall mounted gas fired boiler (this provides heating only - hot water is from an electric immersion heater). Door to front.

#### Landing

Airing cupboard housing a lagged hot water cylinder with electric immersion heater. Double glazed window to side.

#### Bedroom 1 4.93m (15ft 11in) max. x 3.97m (12ft 10in) max.

With two deep built-in wardrobes. Fitted wash basin. Double radiator. Access to roof space. Double glazed window to front with superb outlook. Further double glazed window to side.

#### Bedroom 2 3.80m (12ft 3in) x 2.92m (9ft 5in)

With double radiator. Access to roof space. Double glazed window to side.

#### Bedroom 3 2.97m (9ft 7in) x 2.25m (7ft 3in)

With double radiator. Double glazed window to side.

#### Bedroom 4 2.56m (8ft 3in) max. x 2.30m (7ft 5in) max.

With inset shelving. Single radiator. Double glazed window to rear.

#### Bathroom

Fitted with a panelled bath and inset wash basin with cupboard under. Extensive tiled surrounds. Double glazed window to side.

#### Separate WC

With part tiled surrounds. Double glazed window to rear.

#### Outside

The Yews stands in a good sized mature corner plot garden. To the front and side there are areas of lawn, raised terrace and established plants and shrubs.

To the rear there is a further good sized garden with areas of lawn, paved terrace and mature plants and shrubs.

Two gated driveways provide off road parking. There is a detached garage and two old sheds. There is also an outside tap and lights.

#### Services

We have been advised that all main 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.

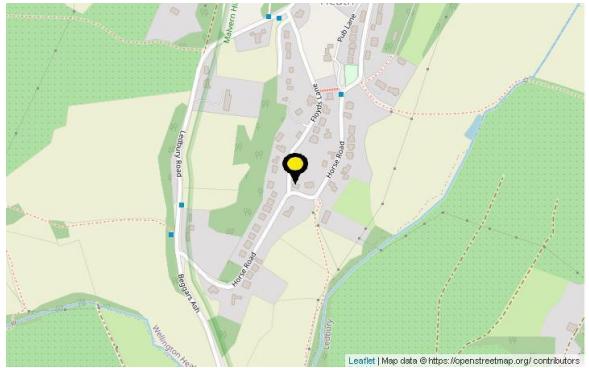
#### Tenure

We are advised (subject to legal confirmation) that the property is Freehold.



## Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue over the traffic lights by Tesco and then proceed straight over the next traffic lights by the railway station on to the Bromyard Road. Proceed for a short distance and then turn right sign posted to Wellington Heath. Continue up the hill and turn right into Horse Road. Follow the road around the sharp left hand bend and The Yews will then be found on the left hand side just on the right hand bend at the junction with Floyds Lane. Turn left into Floyds Lane to access the parking.



## 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

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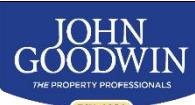
## EPC

The EPC rating for this property is () .

GROUND FLOOR  
924 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.6 sq.m.) approx.



**Ledbury Office**  
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## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

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