

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



16 Ledbury Park, HR8 1LF

Guide Price **£395,000**

A Beautifully Presented Three-Bedroom Period Grade 1 Listed Home Forming Part Of The Historic Ledbury Park Estate, Combining Elegant Character Features With Stylish Modern Living. Highlights Include A Attractive Reception Room With Stained-Glass Windows, An Immaculate Kitchen/Dining Room With Aga, And A Stunning Top-Floor Main Suite With Exposed Beams. EPC D.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1



Regulated by

RICS

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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.

Dating back to 1886 and forming part of the historic Ledbury Park estate, this elegant attached Grade 1 listed period property is brimming with character and charm while offering beautifully updated living space across four floors.

A short stroll from the parking area brings you to the front entrance, which opens into an attractive hallway with flagstone flooring, cloakroom, and stairs leading to the upper levels.

The main reception room is a striking space, filled with period detail including a high corniced ceiling and stained-glass windows, which form part of the property's Listing. From here, stairs descend to the impressive basement kitchen and dining room. Recently fitted to a high standard, this stylish space features a central Aga, integrated appliances, and two useful store cupboards, making it the heart of the home.

On the first floor, two well-proportioned bedrooms are served by a family bathroom and a small laundry room. One of the bedrooms is currently arranged as a library and study, providing a flexible living option.

The main bedroom suite is positioned on the top floor, creating a truly special space. With exposed beams, built-in wardrobes, en-suite bathroom, and a comfortable seating area, this room exudes character. Set within the much-admired and conveniently located Ledbury Park, the property is perfectly placed to enjoy both the town's historic charm and its excellent local amenities.





Entrance Hall - Stairs to first floor, radiator, WC with wash hand basin.

Sitting Room 6.97m (22ft 6in) x 5.30m (17ft 1in) max
Front and rear windows (some with stain glass), stairs to the lower ground floor, three radiators, feature fireplace. Spot lights.

Kitchen Diner 5.66m (18ft 3in) x 4.99m (16ft 1in)
Lower Ground Floor
Base and eye level units, work surface over Belfast sink and Aga. Two storage cupboards one containing the electrics to the twin sump pumps.

Landing - First floor

Bedroom 2 3.69m (11ft 11in) x 3.69m (11ft 11in)
Feature fireplace, radiator, window, spot lights, understairs cupboard with boiler.

Bedroom 3 3.72m (12ft) x 3.51m (11ft 4in)
Radiator, window, spot lights, large storage cupboard with space for white good (currently used as utility room).

Shower Room
Secondary glazed window, shower cubical with mains powered shower, wash hand basin. Tiled floor and part tiled walls.



Bedroom 1 6.90m (22ft 3in) x 5.55m (17ft 11in) max

A most unique space split into two areas with an ensuite with bath, WC and wash hand basin and a large bedroom with built-in wardrobes and windows to the front.

Outside

The property is approached through a gated entrance leading into an attractive communal courtyard. Within this area, No.16 benefits from two allocated parking spaces along with additional visitor parking. Residents also enjoy the use of a communal lawned garden, situated adjacent to the properties within the development.

Agents Note

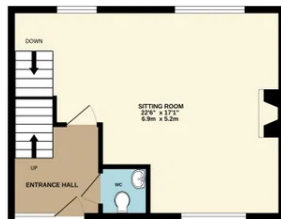
The property suffered water ingress as a result of a burst water main in Worcester Road in 2019. Welsh Water accepted responsibility and as a result the kitchen was replaced and extensive work completed to tank the basement and install a twin pump system to mitigate any future flood risk.



LOWER GROUND FLOOR
339 sq.ft. (31.2 sq.m.) approx.



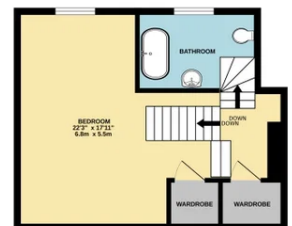
GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 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 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.

Directions - From the agents Ledbury office proceed over the traffic lights onto the Worcester Road. Proceed for a short distance and the gated entrance to Ledbury Park will be found on the right hand side.

Council Tax - COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate - The EPC rating for this property is D (56).

Viewing - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

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.

Tenure - We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 999 year lease from 1999. The ground rent is £50 pa and the annual service charge is £3015.57 paid half yearly. Owners have a 1/17th share in the building management.

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.