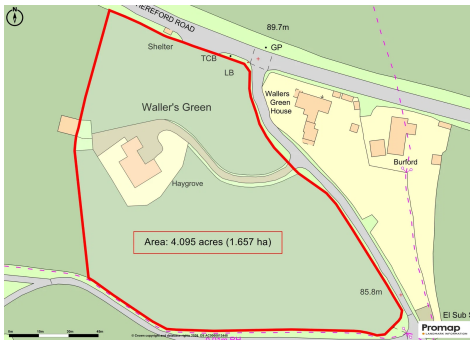


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Haygrove Bungalow, Falcon Lane, Ledbury, HR8 2PY

Guide Price £650,000

Detached Three Bedroom Rural Bungalow Set In Just Over **Four Acres** With Paddocks, Large Garage & Beautiful Countryside Views Near Ledbury. A Further 22 Acres Are Available By Separate Negotiation. No Chain. EPC F

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2



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Haygrove Bungalow enjoys a delightful rural setting within easy reach of the popular market town of Ledbury. The town offers an extensive range of amenities, including shops, schools, churches, restaurants, a theatre, doctors' surgeries and a community hospital. Its mainline railway station provides direct services to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are each approximately sixteen miles away, while the M50 motorway can be accessed around four miles south of Ledbury.

Property Description

Haygrove Bungalow is a spacious detached three bedroom bungalow occupying an idyllic rural position just outside Ledbury and set within grounds extending to just over four acres. The property offers well proportioned accommodation including a large kitchen/breakfast room with AGA, separate dining room, generous living room, sun room, utility room and three bedrooms, with the principal bedroom benefiting from an en-suite shower area.

Outside, the property is approached via a sweeping driveway leading to ample parking and a substantial garage. Two paddocks flank the driveway, making the property ideal for those seeking an equestrian or smallholding lifestyle. Attractive patio areas provide excellent space for outdoor entertaining whilst enjoying the surrounding countryside. **A further 22 acres of land is also be available by separate negotiation.**

Offered to the market with no onward chain, this unique rural home enjoys a peaceful location whilst remaining conveniently accessible to Ledbury, the M50 motorway and the cities of Hereford, Worcester and Gloucester.





Entrance Porch/Sun Room - 6.9m x 2.9m (22'7" x 9'6"). Door to hall and door to rear hall

Hall - Wood effect flooring, two storage cupboards and loft access point.

Kitchen/Breakfast Room - 7.5m x 3.8m (24'7" x 12'5"). Double glazed window to side, window to rear, base and eye level units, stainless steel sink, oil fired AGA, space for electric oven, space for further white goods, built in storage cupboards, door to rear hall and door to:

Dining Room - 4.8m x 4.3m (15'8" x 14'1"). Window to rear, coal effect bottled gas fire.

Living Room - 6.7m x 4.9m (21'11" x 16'0"). Window to rear, door to patio, fireplace

Bedroom 1 - 4.9m x 3.6m (16'0" x 11'9"). Double glazed window to front, shower cubicle, wash hand basin, low level C, built in wardrobes, night storage heater

Bedroom 2 - 4.9m x 3.1m (16'0" x 10'2"). Wood effect flooring, window to side

Bedroom 3 - 3.6m x 2.3m (11'9" x 7'6"). Wood effect flooring, window to front, wash hand basin, built in wardrobe.

Bathroom - Wood effect flooring, partially tiled walls, low level WC, wash hand basin, bath with shower over, bidet, heated towel rail and obscured window.

Rear Hall - Door to rear garden



WC -With low level WC

Utility Room - 2.4m x 2.3m (7'10" x 7'6"). Tiled floor, window to rear, Belfast sink

Garage - 6m x 5.7m (19'8" x 18'8"). Up and over door. Light and power

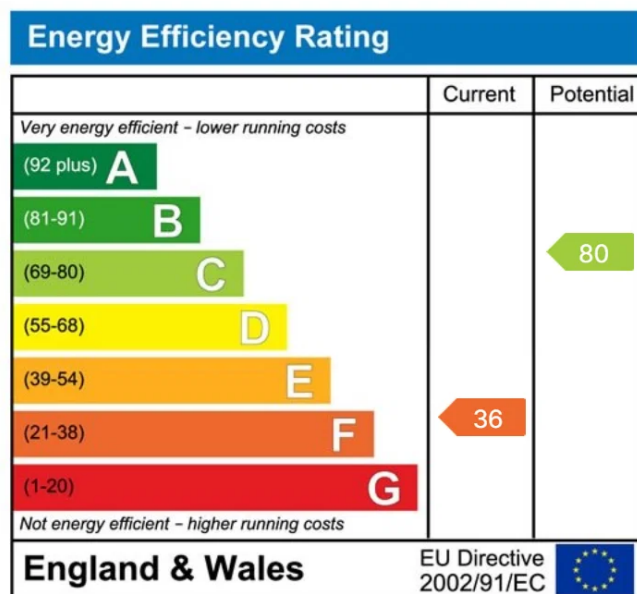
Outside. The property is approached via a sweeping driveway leading to a generous parking area to the front, with access to the garage, main entrance and rear of the bungalow. Two paddocks lie on either side of the driveway and, together with the house and grounds, extend to just over four acres.

To the rear are the oil tank, bin store and a boiler cupboard housing the warm air heating system. Patio areas to the rear and side provide attractive spaces for outdoor seating and entertaining.

A five-bar gate at the rear provides access to a further 22 acres of land, available by separate negotiation.

Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Turn left at the traffic lights by the railway station and proceed down the Hereford Road. At the roundabout take the third exit onto the A438 Hereford Road. Continue out of Ledbury and after approximately 1¼ miles turn left into Falcon Lane. The driveway of the property will then be located immediately on the right hand side.



GROUND FLOOR
2173 sq.ft. (201.9 sq.m.) approx.



TOTAL FLOOR AREA : 2173 sq.ft. (201.9 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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