

Ref: 0ash13

Ashbourne House, Lower Eggleton, Ledbury, HR8 2TZ

An attractive 5 Bedroom Executive Residence and Integral 1 / 2 Bedroom Self-Contained Annexe. General Purpose Building and Level Pasture Paddocks with Hope Value for planning. In total 2.6 Acres (T.B.C.)

Ledbury 8 miles, Hereford 8 miles, Worcester 18 miles, M5 23 miles



This appealing executive home is of brick construction under a tiled roof and offers spacious diverse accommodation to include a self-contained ground floor annexe (currently used as part of the main residence).

Main Residence: Ground Floor: Entrance Hall, Kitchen/Living Room, Utility Room, Lounge/Dining Room, Reception Room, Study, Cloakroom.

First Floor: Master Bedroom Suite with Dressing Room and Bathroom, 4 Further Bedrooms (one with en suite Shower Room) and Family Bathroom.

Annexe: Ground Floor: Large Bedroom (previously Sitting/Dining Room & Kitchenette), Lounge (previously 2 Bedrooms – partition wall has been removed), Shower Room. (EER: D)

Outbuildings: Modern Profile Clad Steel Framed Barn, Home Office/Workshop, Timber Loose Box, Hay Store, Store Sheds, and Field Shelter.

Land: Circa 2.6 Acres (To be confirmed): Established gardens. Level pasture paddocks (Circa 2.3 Acres) with separate vehicular access. **Hope value for planning. Details with the vendors.**

Locality: Accessible location with local amenities to include a small supermarket, garage and bus service. Excellent local road network provided by the A4107 / A417 and the M5 only 23 miles away.

Guide Price: £525,000

THE ACCOMMODATION COMPRISES:

With uPVC Double Glazing, Oil fired central heating.

Ground Floor –

ENTRANCE PORCH:	Enclosed porch, glazed front door with window panels either side. Tiled floor, door to the reception hall.
RECEPTION HALL:	L shaped hallway with staircase to the first floor and understairs cupboard. Wood effect flooring. Doors to:-
KITCHEN/LIVING ROOM:	21'4" x 12'2". Range of Beech effect Shaker style wall and base units with granite work surfaces, 1 ½ bowl sink. Integral dishwasher. LPG Rangemaster Cooker and chimney hood extractor over. Tiled splashbacks, tiled floor (kitchen area). Dual aspect with two windows to the front and French doors and windows to the side elevation.
RECEPTION ROOM:	13'3" x 9'4". Dual aspect windows to the front and side.
LOUNGE/DINING ROOM:	19'4" x 13'4". Fireplace housing a Villager multi fuel stove on a slate hearth with stone surround. Window to the rear and French doors to the side elevation.
STUDY:	11'5" x 10'5". Window to the rear. Wood effect flooring, Worcester oil fired boiler. Connecting door to the Utility Room.
UTILITY ROOM:	8'9" x 6'5". Range of wall and base units with work surfaces over, stainless steel sink. Tiled splash backs. Plumbing and space for a washing machine and tumble dryer. Tiled floor. Window to the rear. Door to the rear hallway which accesses the former annexe.
CLOAKROOM:	Vanity unit with inset wash hand basin, close coupled W.C. Wood effect flooring, half tiled walls and tiled floor. Window to the rear.
	N.B. The following rooms (Lounge/Bedroom/Shower Room/Rear Hall) were formerly a self-contained annexe but are currently incorporated into the main residence, but could easily revert if required.
LOUNGE:	19'1" x 8'2". Window the front, two doors to the double bedroom. Formerly two rooms, the removed stud partition wall could easily be reinstated.
BEDROOM:	19'1" x 10'1". Door and window to the front. Wood effect flooring. Door to the shower room.
SHOWER ROOM:	Shower enclosure, wash hand basin, close coupled W.C., window to the rear. Door to the rear hall.
REAR HALL:	Connecting door to the main residence utility room and external door to the rear gardens.

First Floor –

LANDING:	Spacious landing with window to the front, access to the loft and doors to:-
MASTER BEDROOM SUITE:	18'6" x 13'10". Range of built in wardrobes and drawers. Window to the front. Archway to the dressing room.
DRESSING ROOM:	Large Velux roof light to the rear, built in drawers, door to the bathroom.
EN SUITE BATHROOM:	White suite comprising large base unit with inset wash hand basin, close coupled W.C. Roll top bath on claw feet with shower attachment. Large Velux roof light to the rear. Partially tiled walls and tiled floor.
BEDROOM 2:	14'4" x 12'3". Built in mirror fronted wardrobes, recess with fitted shelving, bay window to the front and window to the side. Archway to the en suite shower room.
EN SUITE SHOWER ROOM:	Suite comprising fully tiled shower enclosure, contemporary glass wash hand basin with stainless steel pedestal, close coupled W.C. partially tiled walls, tiled floor. Window to the front.
BEDROOM 3:	15'5" x 10'11". Range of built in mirror fronted wardrobes. Window to the rear and side aspects.
BEDROOM 4:	11'4" x 10'5". Window to the rear.
BEDROOM 5:	11'3" x 6'10". Window to the front.
FAMILY BATHROOM:	White suite comprising fully tiled shower enclosure, bath with hand shower attachment, vanity unit with inset wash hand basin. Close coupled W.C. partially tiled walls, wood effect flooring, and window to the rear.
EXTERNALLY:	
THE APPROACH:	<p>The property is approached off the A4103 through a wrought iron double gated entrance into a large tarmac driveway with ample parking and turning space.</p> <p>There is a separate vehicular entrance off the A417 Leominster road which leads to the land and outbuildings.</p>
GARDENS:	To the front a lawn screened from the road by a tall conifer hedge, pedestrian access to the side gardens where there is a large paved terrace. Corner ornamental pond. Paved pathway to the rear garden with further area of lawn, gravelled area with access to an enclosed vegetable growing area.
OFFICE / WORKSHOP:	27' x 11'8". Located to the side of the rear garden, timber building with plastered walls and ceiling. Power and lighting. Pedestrian door to the front and window to the side. Concrete apron to the fore and small garden shed.
MODERN G.P. BUILDING:	32' x 26'. Steel frame, profile clad with power and lighting and concrete base, large vehicular doors to the fore. Partial mezzanine floor.
STABLE & HAY STORE:	Timber Stable 11'4" x 11'4" and adjoining open fronted hay store.
LAND:	We understand the whole property amounts to circa 2.6 acres. The level pasture land is divided into various enclosures of 2.3 acres eminently suitable for a couple of horses / small livestock. A double field shelter in one enclosure. Separate vehicular access off the A417.

SERVICES: We understand that the property is connected to mains electricity, mains water and private drainage. There is an LPG gas connection for the range cooker. Oil fired central heating. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the Council Tax Band is "G"

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

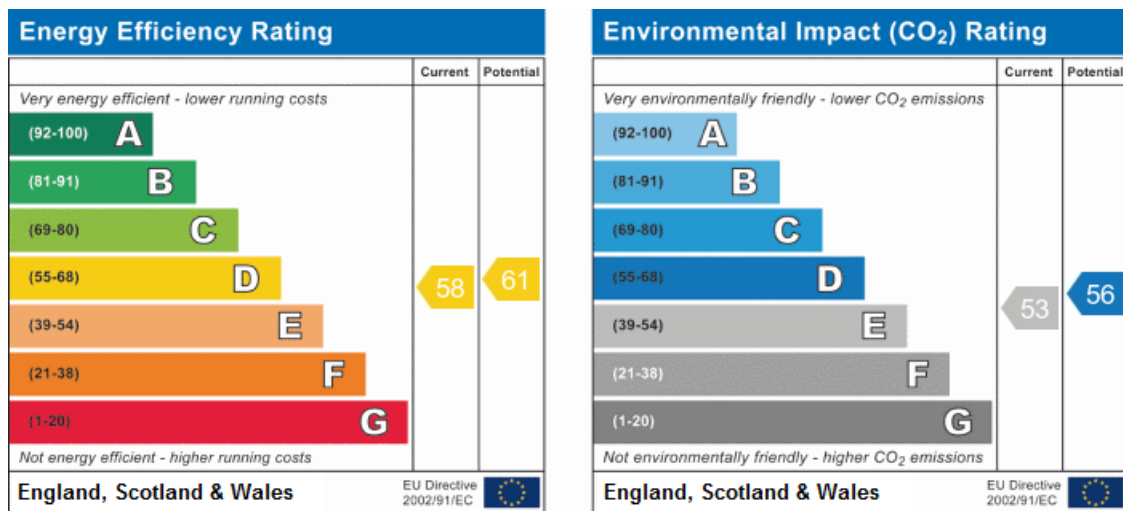
WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: **By appointment with PROFILE HOMES**
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com



ENERGY PERFORMANCE FIGURES



NOTES: PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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