



Northdown House, Bosbury  
Ledbury HR8 1PR

**£529,950**

**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band F

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

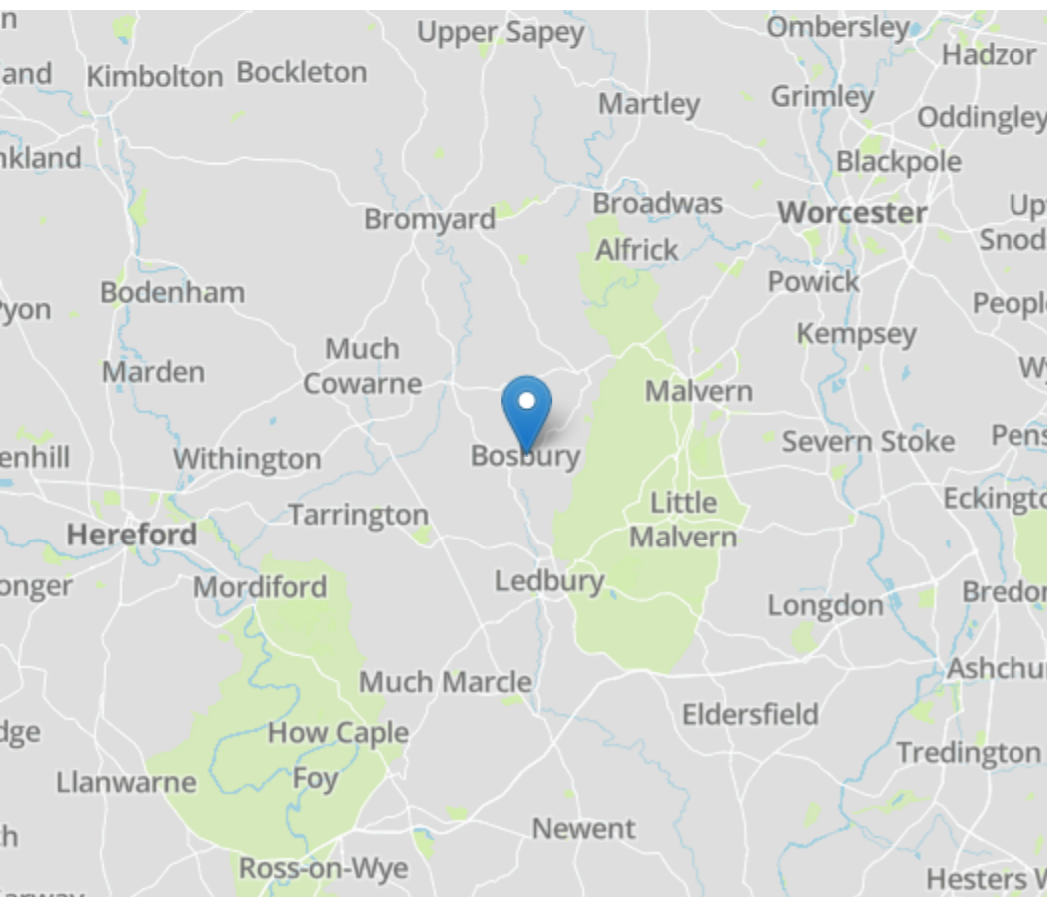
FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm



**DIRECTIONS**

From Ledbury proceed on the B4214 Bromyard Road for approximately 4 miles, proceed through the village of Bosbury and Northdown House can be found on the right hand side as indicated by the For Sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

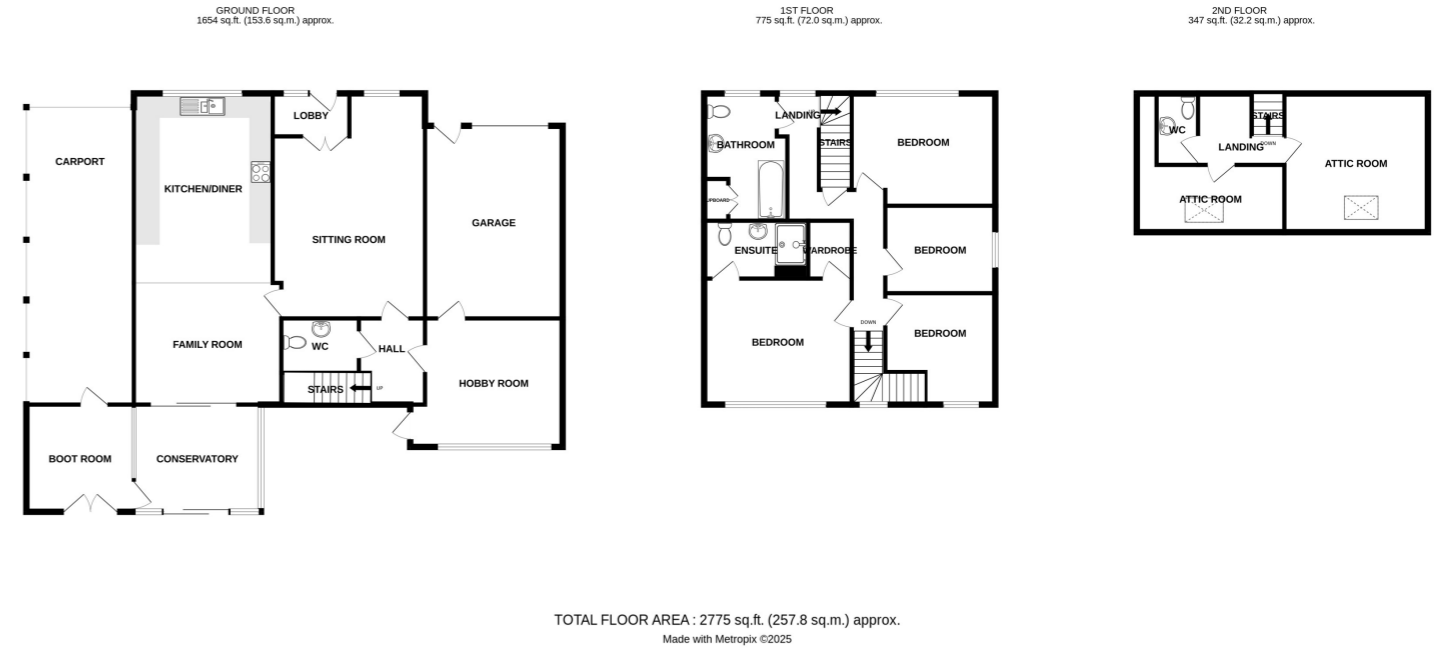
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Set in a popular village location.
- A deceptively spacious detached house.
- Large Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Useful attic rooms with potential for further accommodation.
- Private south facing walled garden.
- Unspoilt views over open fields.

Hereford 01432 343477

Ledbury 01531 631177



## Northdown House

### Situation and Description

Set within the popular village location a former shop/post office, which offers deceptively spacious detached house offering large living accommodation, four bedrooms, two bathrooms, useful attic rooms with potential for further accommodation, private south facing garden, unspoilt views over open fields.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Porch

with wood effect floor, glazed door opening to:

#### Lounge

14' 2" x 20' 10" (4.32m x 6.35m) with window to front, radiator, power points, T.V point, wood effect flooring. Glazed door to:

#### Large Kitchen/Dining/Family Room

13' 8" x 28' 10" (4.17m x 8.79m) with window to front, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in four ring gas hob with extractor hood over, eye level electric double oven, eye level wall cupboards with glass fronted display cabinets, space for washing machine, fridge/freezer, dishwasher, tiled splashbacks, radiator, power points, T.V point, wood effect flooring, ceiling spot lights. Sliding patio doors to:

#### Conservatory

with sliding door to rear opening onto the garden, tiled flooring, power points, ceiling fan, door to side opening

onto the Car Port.

#### Inner Hall

Accessed from the Lounge, wood effect flooring, stairs to first floor, doors to:

#### Cloakroom

with low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

#### Work Room/Office

12' 2" x 12' 6" (3.71m x 3.81m) with large picture window to rear overlooking the garden, door to side, power points. Door to Garage.

### First Floor

#### Landing

with large picture window to rear overlooking the garden, radiator, power points, door to Understairs Cupboard, window to front. Doors to:

#### Master Bedroom

14' 4" x 11' 7" (4.37m x 3.53m) with large picture window to rear framing the unspoilt views over the open fields, radiator, power points, T.V point, door to:

#### En-Suite

with shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, ceiling spot lights, extractor fan.

#### Bedroom Two

13' 5" x 10' 7" (4.09m x 3.23m) with window to front, radiator, power points, T.V point.

#### Bedroom Three

10' 0" x 10' 2" (3.05m x 3.10m) with window to rear with

superb views, radiator, power points.

#### Bedroom Four

10' 1" x 7' 11" (3.07m x 2.41m) with window to side, radiator, power points.

#### Family Bathroom

with window to front, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, ceiling spot lights, ladder style radiator, extractor fan, door to Airing Cupboard.

### Second Floor

#### Landing Area

with eaves storage. Doors to:

#### Store Room/ Potential Bedroom

13' 4" x 12' 10" (4.06m x 3.91m) with Velux window enjoying the superb views over open fields, radiator, power points, doors to eaves storage.

#### Store Room/Potential Bedroom

6' 2" x 14' 4" (1.88m x 4.37m) with Velux window with views to rear, radiator, power points, doors to eaves storage.

#### Cloakroom

with low flush w.c., wash basin, tiled splashbacks.

#### Outside

#### Approach

The property is approached over a paved driveway with parking for several cars. to the right of the property is a Car Port and useful Store/Work Room with door leading to the garden.

### Garage

17' 9" x 12' 9" (5.41m x 3.89m) with up and over door, power and light connected, wall mounted Valliant central heating boiler, door to rear opening into the Work Room/Office.

### Garden

The rear garden forms a delightful feature of the property and comprises a patio seating area with wooden pergola leading to a lawned garden with central gravel area, wealth of well stocked shrub and floral beds, a further patio area with feature raised well. The garden enjoys a south facing aspect and is bound by wall and fencing and offers considerable privacy.



## At a glance...

- Lounge  
14'2 x 20'10 (4.32m x 6.35m)
- Kitchen/Dining/Family Room  
12'8 x 28'10 (4.17m x 8.79m)
- Work Room/Office  
12'2 x 12'6 (3.71m x 3.81m)
- Master Bedroom  
14'4 x 11'7 (4.37m x 3.53m)
- Bedroom Two  
13'5 x 10'7 (4.09m x 3.23m)
- Bedroom Three  
10' x 10'2 (3.05m x 3.10m)
- Bedroom Four  
10' 1 x 7'11 (3.07m x 2.41m)
- Store Room/Potential Bedroom  
13'4 x 12'10 (4.06m x 3.9m)
- Store Room/Potential Bedroom  
6'2 x 14'4 (1.88m x 4.37m)
- Garage  
17'9 x 12'9 (5.41m x 3.89m)

## And there's more...

- Four Bedrooms.
- Two Bathrooms.
- Two Useful Attic Rooms (Potential Bedrooms)
- South Facing Garden.
- Garage, Car Port and Off Road Parking.

## Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.