



Sun View, Wellington Heath
Ledbury HR8 1NE

£485,000



GENERAL INFORMATION

Tenure

Freehold.

Services

Mains electricity water and drainage, oil fired central heating.

Outgoings

Council Tax: Band E

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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

DIRECTIONS

From Ledbury proceed on the B4214 Bromyard Road – take the right signposted Wellington Heath, continue along past the Village Hall where the property 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	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	78
	23
England, Scotland & Wales	
EU Directive 2002/91/EC	

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.



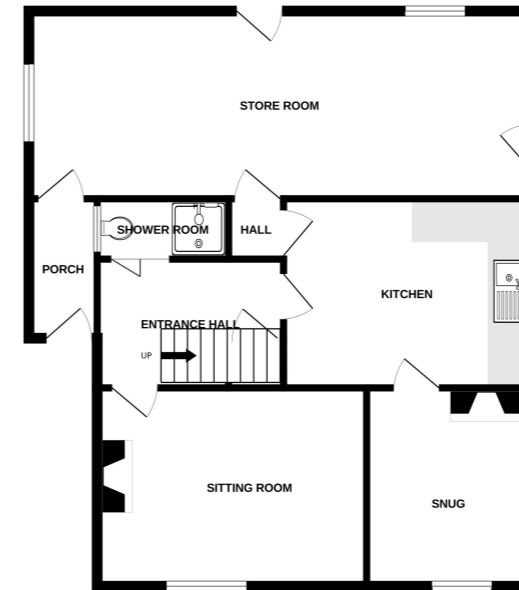
- Set in a popular village location.
- Charming detached cottage
- Two Reception Rooms.
- Three Bedrooms.
- Scope for Updating and Extending (stpp).
- Large Gardens and Grounds.
- Garage and Ample Off Road Parking.

Hereford 01432 343477

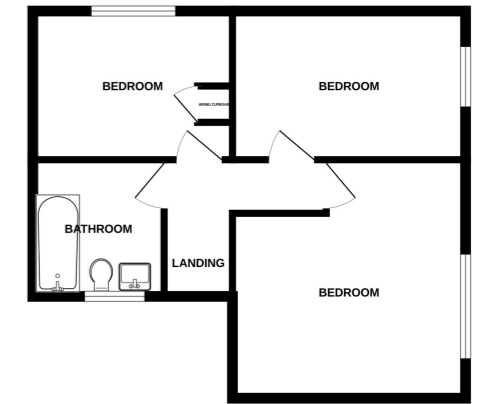
Ledbury 01531 631177



GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.
Made with Metropix ©2023

Sun View

Situation and Description

Sun View is situated in the popular village of Wellington Heath approximately 2 miles from Ledbury town centre. The property offers charming accommodation with scope for updating and possible extension (stpp) set in large gardens and grounds, with garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Porch

with window to front, power points, doors to:

Entrance Hall

with window to side, door to Understairs Storage Cupboard, power points. Doors to:

Shower Room

with window to front, shower cubicle, low flush w.c., wash basin, tiled splashbacks, extractor fan.

Sitting Room

13' 10" x 10' 11" (4.22m x 3.33m) with window to front, feature open fireplace with brick surround, radiator, power points, T.V point, original ceiling beams.

Kitchen/Dining Room

12' 8" x 10' 6" (3.86m x 3.20m) with window to side, range of laminate worktops with cupboards

and drawers under, inset stainless steel sink with drainer, space for electric cooker, washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, power points. Door to:

Snug

8' 1" x 11' 0" (2.46m x 3.35m) with window to front and side, feature open fireplace with brick surround, radiator, power points.

Inner Hall

with alarm keypad, door to:

Store Room

27' 7" x 10' 1" (8.41m x 3.07m) with doors to side and rear, windows to side, power points.

First Floor

Landing

with doors to:

Bedroom One

11' 1" x 10' 9" (3.38m x 3.28m) with window to front overlooking the garden, radiator, power points.

Bedroom Two

11' 2" x 8' 0" (3.40m x 2.44m) with window to front overlooking the garden, radiator, power points.

Bedroom Three

10' 5" x 8' 2" (3.17m x 2.49m) with window to side, radiator, power points, door to Airing Cupboard with hot water tank.

Bathroom

with window to side, panelled bath, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Outside

Approach

The property is approached via wrought iron gates leading to a tarmac driveway leading around the property with off road parking and turning area for numerous vehicles.

Garage

with up and over doors, power and light connected.

Gardens and Grounds

The gardens and grounds form a delightful feature of the property and at the rear is a raised patio area with Greenhouse and inset shrub and floral beds and Oil Tank.

To the front of the property is a well stocked shrub and floral bed leading to a vast area of lawn with inset mature trees, bordered by hedging.



At a glance...

- Sitting Room**
13'10" x 10'11" (4.22m x 3.33m)
- Kitchen/Dining Room**
12'8" x 10'6" (3.86m x 3.20m)
- Snug**
8'1" x 11' (2.46m x 3.35m)
- Store Room**
27'7" x 10'1" (8.41m x 3.07m)
- Bedroom One**
11'1" x 10'9" (3.38m x 3.28m)
- Bedroom Two**
11'1" x 8' (3.40m x 2.44m)
- Bedroom Three**
10'5" x 8'2" (3.17m x 2.49m)

And there's more...

- Charming Detached House.
- Two Reception Rooms.
- Three Bedrooms.
- Large Garden and Ground.
- Garage an Ample 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.