

Pughs

**LUDSTOCK GRANGE,
ROSS ROAD, LUDSTOCK,
Nr. LEDBURY, HEREFORDSHIRE
HR8 2LE**





Pughs

**LUDSTOCK GRANGE
ROSS ROAD, LEDBURY,
HEREFORDSHIRE
HR8 2LE**

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre,
Ross Road, Ledbury, HR8 2LP
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk

A large, well presented and proportioned Georgian property with its own detached two bedroom coach house set within well-stocked and maintained gardens and grounds with views to open countryside located on the outskirts of Ledbury with excellent communication links

VIEWING HIGHLY RECOMMENDED

OFFERS IN EXCESS OF £700,000

rightmove 
find your happy

 **onTheMarket.com**

Zoopla.co.uk

LUDSTOCK GRANGE, ROSS ROAD, LEDBURY, HEREFORDSHIRE, HR8 2LE

Ludstock Grange is an exceptional four bedroom detached Georgian style residence understood to date from 1830. The property is situated on the Herefordshire/Gloucestershire border in a rural location with its own partially completed two bedroom coach house. The gardens and grounds amount to approximately 1.2 acres, which include terraced lawns, mature trees and shrub borders which are full of flora.

The house is decorated to the highest standard with all of the modern essentials mixing with the original character of the property. It also has open views to farmland all round the property to give you the feel of privacy.

PORTICO: leads to a solid wooden door into the front entrance hall

FRONT ENTRANCE HALL: wide stairs with oak panelling leading to the first floor, two radiators

LOUNGE: 28' 10" x 13'9" (8.8m x 4.2m) triple aspect, patio doors to the front, stone fireplace and surround, four radiators

DINING ROOM: 14'10" x 15' (4.5m x 4.6m) double aspect, patio doors to the front, stone fire place and surround, radiator

REAR ENTRANCE LOBBY: external door, access into front entrance hall, kitchen and downstairs cloakroom

KITCHEN/ BREAKFAST ROOM: 14' x 13'9" (4.3m x 4.2m) double aspect room with fitted German made wall and base units on two walls which contains 1 ½ bowl with drainer sink unit, built in Constructa electric combi oven, electric 4 hob, Siemens dishwasher, fridge freezer, ornamental fireplace with wooden surround, radiator

CLOAKROOM: comprising of W.C., hand basin, access to stairs down to cellar

CELLAR: 37'9 x 14' (11.5m x 4.3m) access obtained through cloakroom or large wooden external door from gravelled courtyard, space and plumbing for appliances, brick floor

FIRST FLOOR

The elegant wide staircase leads to the Gallery landing that has space for an inbuilt desk, which looks out onto the front of the property. Access to all rooms off, large access to roof space, two radiators.

MASTER BEDROOM: 17' x 14' (5.2m x 4.3m) large double aspect room with built in wardrobes and two radiators, glazed door leads to the

ENSUITE 13'6" x 4'2" (4.1m x 1.3m), which has a white suite comprising corner bath with shower over, hand basin, heated towel rail, part tiled, radiator

DOUBLE BEDROOM

12'10" x 10'6 (3.9m x 3.2m) built in wardrobes, radiator, glazed door leads to

ENSUITE 15'5" x 3' (4.7m x 0.9m) which comprises a white shower cubicle with power shower, part tiled, white hand basin, radiator

DOUBLE BEDROOM 12'2" x 10'6" (3.7m x 3.2m) built in wardrobes, radiator, glazed door leads to

ENSUITE 15'5" x 3' (4.7m x 0.9m) which comprises a white shower cubicle with power shower, part tiled, white hand basin, radiator

DOUBLE BEDROOM: 11'6" x 9'6" (3.5m x 2.9m) corner hand basin with tiled splash back, radiator

2 SEPARATE W.C'S: W.C. and corner hand basins

DETACHED COACH HOUSE

Opposite the gravelled courtyard is the access to the two-bedroom coach house, which would be ideal as an annex for a family member or rental

ENTRANCE: through part glazed door which leads into the kitchen area

KITCHEN DINER: 20'8" x 13' (6.3m x 4m) comprising fitted wall and base units comprising stainless steel sink unit and driner, space and plumbing for appliances, stairs off to first floor, two radiators

INNER HALL: 8'4" x 7'4" (2.5m x 2.2m) Oil fired boiler.

LIVING AREA: 20'5" x 13'6" (6.2m x 4.1m) large arch window looking into the gravelled courtyard, brick fireplace, two radiators

FIRST FLOOR

LANDING: All rooms off, recess for storage and the continuation of the large arch window

BATHROOM: 10'8" x 8'10" (3.3m x 2.7m) white suite, which consists of a bath with screen and shower over, W.C., hand basin, part tiled walls, radiator, exposed timbers

BEDROOM: 11'2" x 10'8" (3.4m x 3.3m) double room with exposed timbers and brick features, glazed window to landing, radiator

BEDROOM: 13'10" x 9'3" (4.2m x 2.8m) double room with exposed timbers and brick features, radiator

Adjoining the coach house is a brick and tiled **garage** 17' x 13' (5.2m x 4m)

OUTSIDE

The property has the benefit of two road entrances. To the rear of the property is an ample sized tarmac parking area, which has access to the garage.

From the parking area access can be gained to the gravel courtyard through a wooden garden gate with a laurel hedge adjacent. In the courtyard area are two fantastic features a cider press and original cider mill, which adds extra character to the property. There is also a stone and brick path that leads through the rear garden to the back door.

The rear garden consists of terraced lawns, mature trees, shrub borders and beds. There is also a brick and tiled garden shed 15'10" x 11'3" (4.8m x 3.4m) and an ornamental cast iron water pump.

To the front of the property vehicle access is obtained through a wooden gate that has brick pillars and walls either side leading to a good sized gravelled area to the front porch.

Adjacent to this are terraced lawns surrounded by mature specimen trees and wild flowers throughout. Bordering the garden is a well-stocked shrub border that boasts colour all year round. Located near the border is a small thatched croquet pavilion which looks back towards the house.

SERVICES

We understand from the vendors that mains water and electric are connected. Private drainage is connected to the property. Oil fired central heating. Telephone subject to BT regulations.

TENURE

We understand from the vendor that the property is freehold and offered with vacant possession upon completion.

COUNCIL TAX

BAND G. Rates Payable £3400.63 (2019/2020) (Herefordshire Council 01432 260000)

VIEWING

Strictly by appointment with sole agents Pughs. Tel no. 01531 631122, out of office hours 07836320330 James Pugh

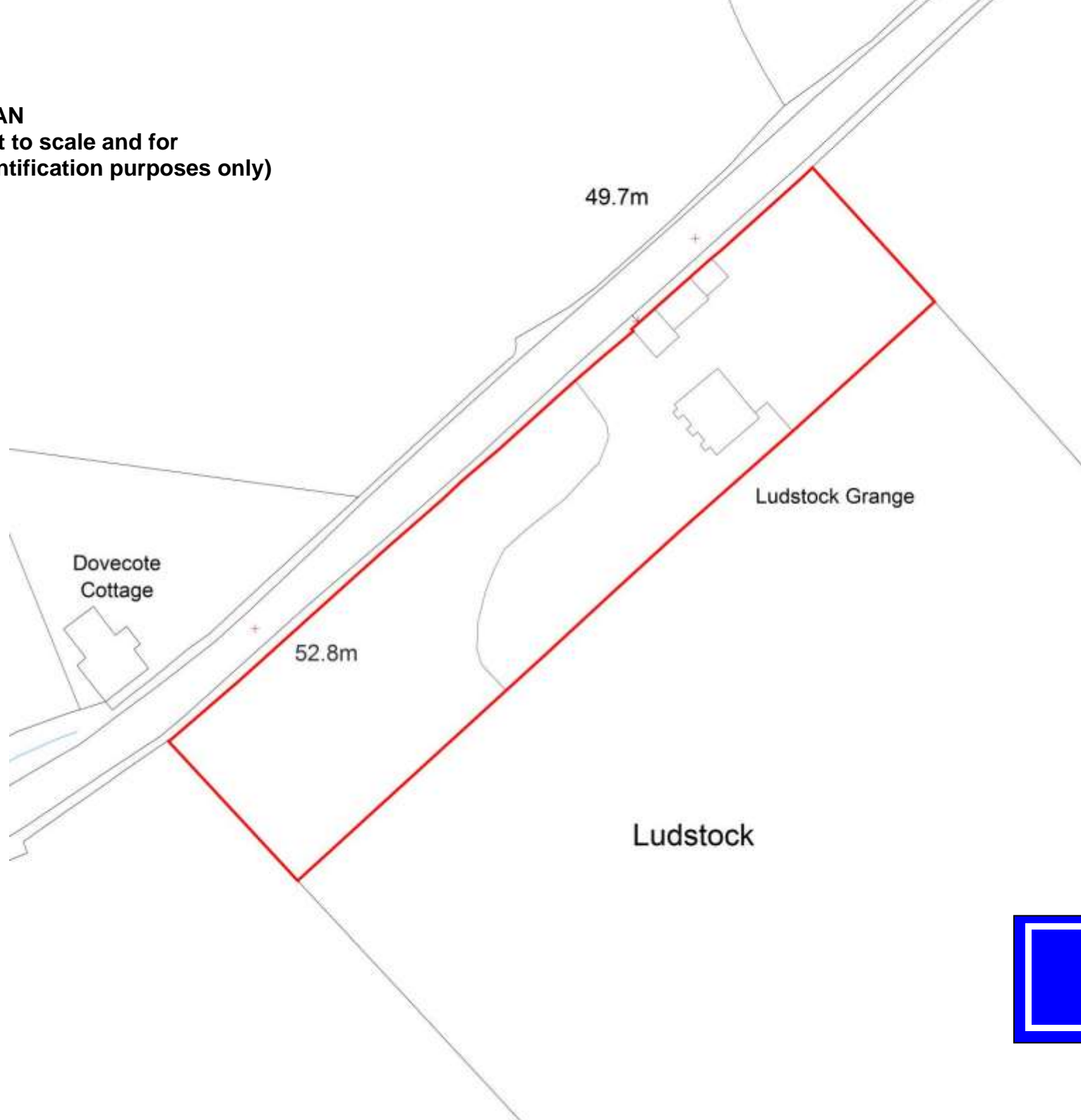
DIRECTIONS

From Ledbury proceed along the A449 towards Ross on Wye. Approximately 1.5 miles there is a right hand turning signposted Lilly Hall Lane. Approximately 500 yards after this turning the property is located adjacent to the A449 on the left hand side.

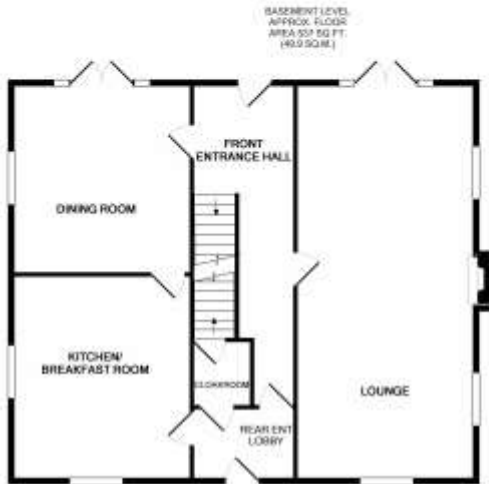
For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

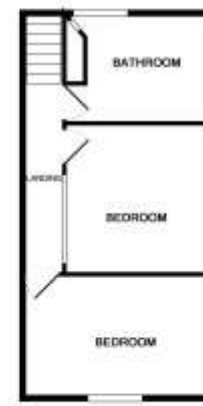
PLAN
(not to scale and for
identification purposes only)



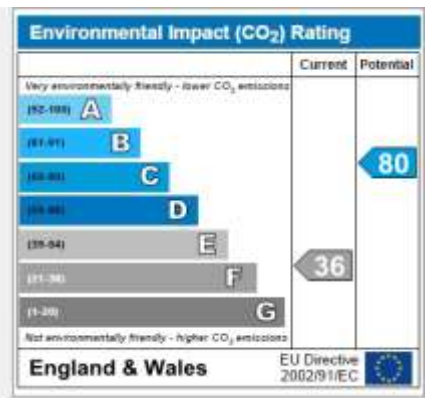
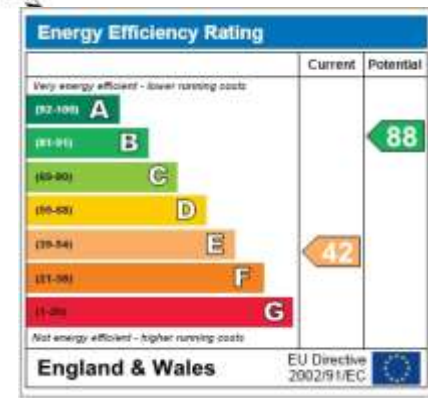
Pughs



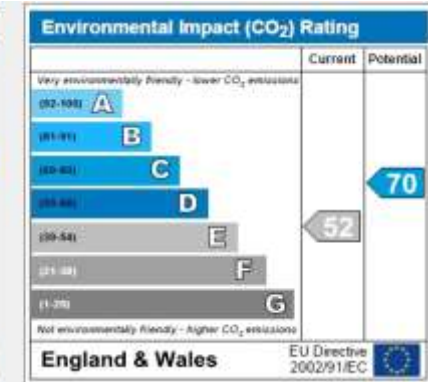
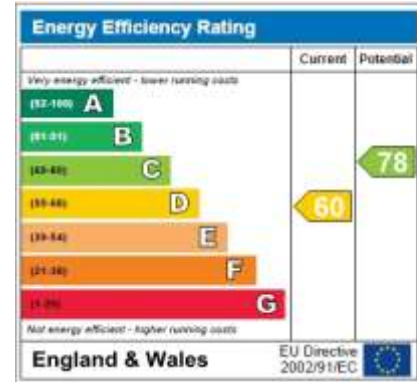
TOTAL APPROX. FLOOR AREA 2566 SQ. FT. (237.9 SQ.M.)
(All energy related has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error arising in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Issue with reference 02/19.



TOTAL APPROX. FLOOR AREA 1232 SQ. FT. (114.4 SQ.M.)
(All energy related has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error arising in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Issue with reference 02/19.



Ludstock Grange EPC



Ludstock Grange Coach House EPC



Pughs

