

RHEA COURT

RHEA LANE • LEDBURY • HEREFORDSHIRE







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A classic Herefordshire period country house positioned close to the popular market town of Ledbury

Accommodation

The farmhouse offers 8 bedrooms, 6 bathrooms and 6 reception rooms comprising:

Main House

Entrance hall • Drawing Room • Sitting Room • Dining Room • Large Kitchen Diner • Media/Games Room
Reception Room • Study • Rear Entrance Hall • Wine/ Storage Room • Utility • Two Cloakrooms
Master Bedroom Suite with Bathroom and Dressing Area • Further Suite with Bathroom and Dressing Area
Oasthouse Bedroom with En-suite • Three Further Bedrooms with En-suite • Two Further Bedrooms

Outbuildings and Grounds

Cider Press Annexe converted to Gymnasium and Office • Triple Garage and Log store • Threshing Barn
Tennis Court • Formal Gardens • Lawns • Terraces

In all about 4 acres

A further 25 acres of land surrounding the house is available by separate negotiation

Bristol 53 miles • Birmingham 55 miles • Cardiff 61 miles • London 132 miles
Ledbury 1 mile • Malvern 6 miles • Hereford 14 miles • Worcester 17 miles • Cheltenham 30 miles
(All distances are approximate)

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Your attention is drawn to the Important Notice on the last page of the text.

Situation

Rhea Court is situated in one of Herefordshire's most sought after areas, just over one mile northwest of the eminently popular market town of Ledbury. The property is accessed via a gated gravel driveway off a little used lane off the A438 Ledbury to Hereford road. The surrounding countryside and distant historical viaduct provide wonderful views. Direct rail links to London and Birmingham are available at Ledbury, the national motorway network is accessed via Junction 2 of the M50, 4 miles to the south of the town.

Local Area

The thriving market town of Ledbury is famous for its medieval centre and has an excellent range of local shops and services including The Feathers Hotel. The bigger centres of Malvern, Hereford, Gloucester and Worcester are within striking distance and all provide a more comprehensive range of services including mainline train services to London Paddington (from 1 hour 55 minutes). The area is well known for excellent schooling both state and independent including The Elms and well-known Malvern and Cheltenham schools.

This area of Herefordshire is much sought after for its recreational opportunities. These include golf courses at Hereford, Malvern, Ross and Dymock; racecourses at Ludlow, Worcester and Cheltenham; there is syndicated shooting, trout and salmon fishing on the River Wye and its tributaries. Malvern is an acclaimed cultural centre with its Abbey and theatres; and there are glorious walks and rides through the surrounding countryside and over the Malvern Hills Area of Outstanding Natural Beauty.

Annual events include the Ledbury Poetry Festival, Three Choirs Festival, Royal Three Counties Show, Hay-on-Wye Book Festival and Cheltenham Gold Cup.





Rhea Court

Rhea Court is a fine example of a Herefordshire oak framed house, which is believed to date back to the 16th century. The property has been extensively refurbished throughout and provides an exceptional balance of historical character with modern amenities. The detached Cider Press Barn has been converted to provide ancillary accommodation currently used as a gymnasium and office. There is an oak framed triple garage and a newly installed tennis court. This can be accessed via a second driveway. A further detached oak framed barn provides storage or conversion potential subject to the necessary consents.

The layout of the property suits modern family living and would suit either a single family unit or extended family. The property is arranged over two storeys with the exception of one bedroom on the second floor in the oasthouse. The layout roughly follows a T-shaped plan with a central section with adjoining perpendicular East wing on one side and a smaller West Wing on the opposite side,

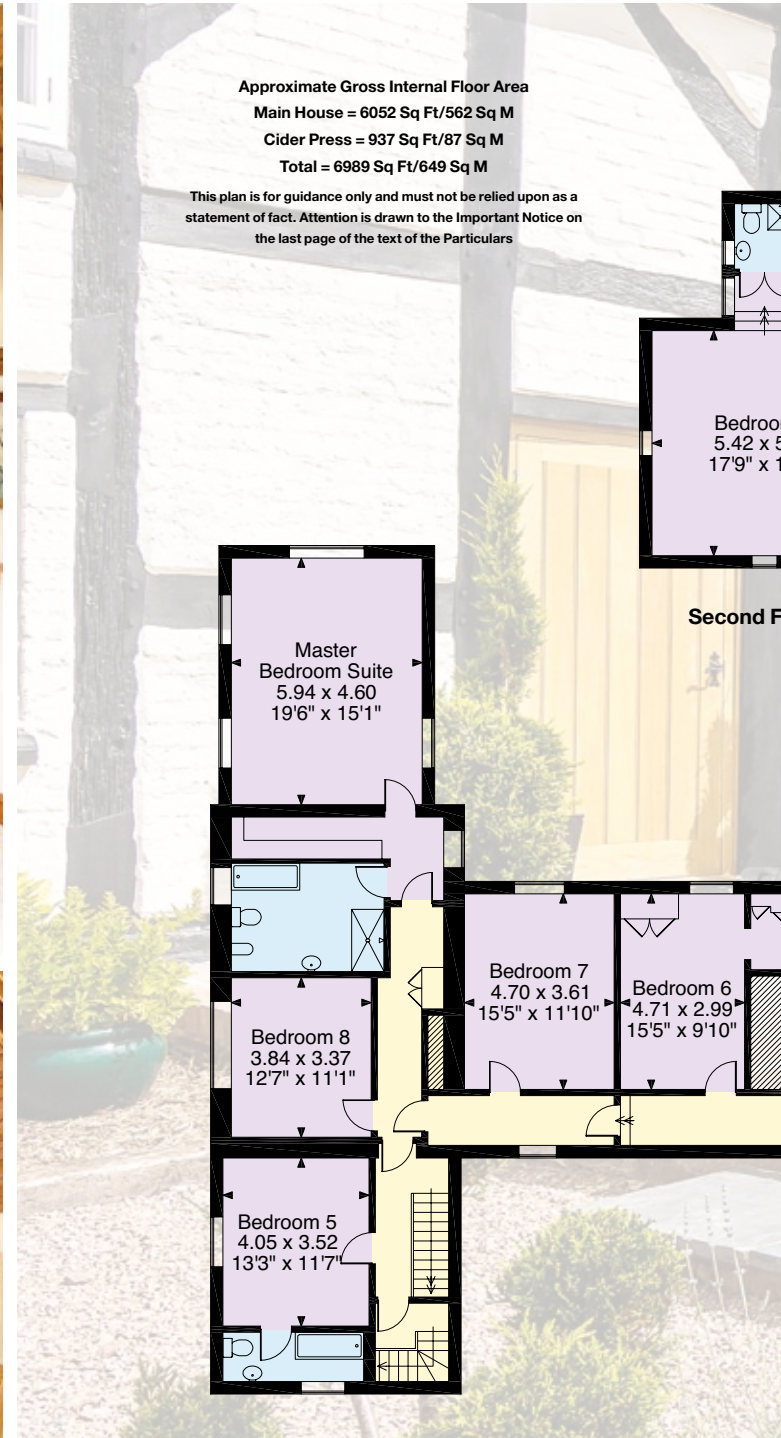
On the south-facing central section of the house accessed via a bespoke oak door is a small entrance hall. To the left is a reception room with inglenook fireplace and wood burning stone. This leads into the west wing comprising a comfortable dual aspect drawing room with wood burning stove, a large rear entrance hall with cloakroom and staircase and a large games/media room.

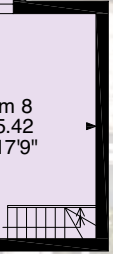
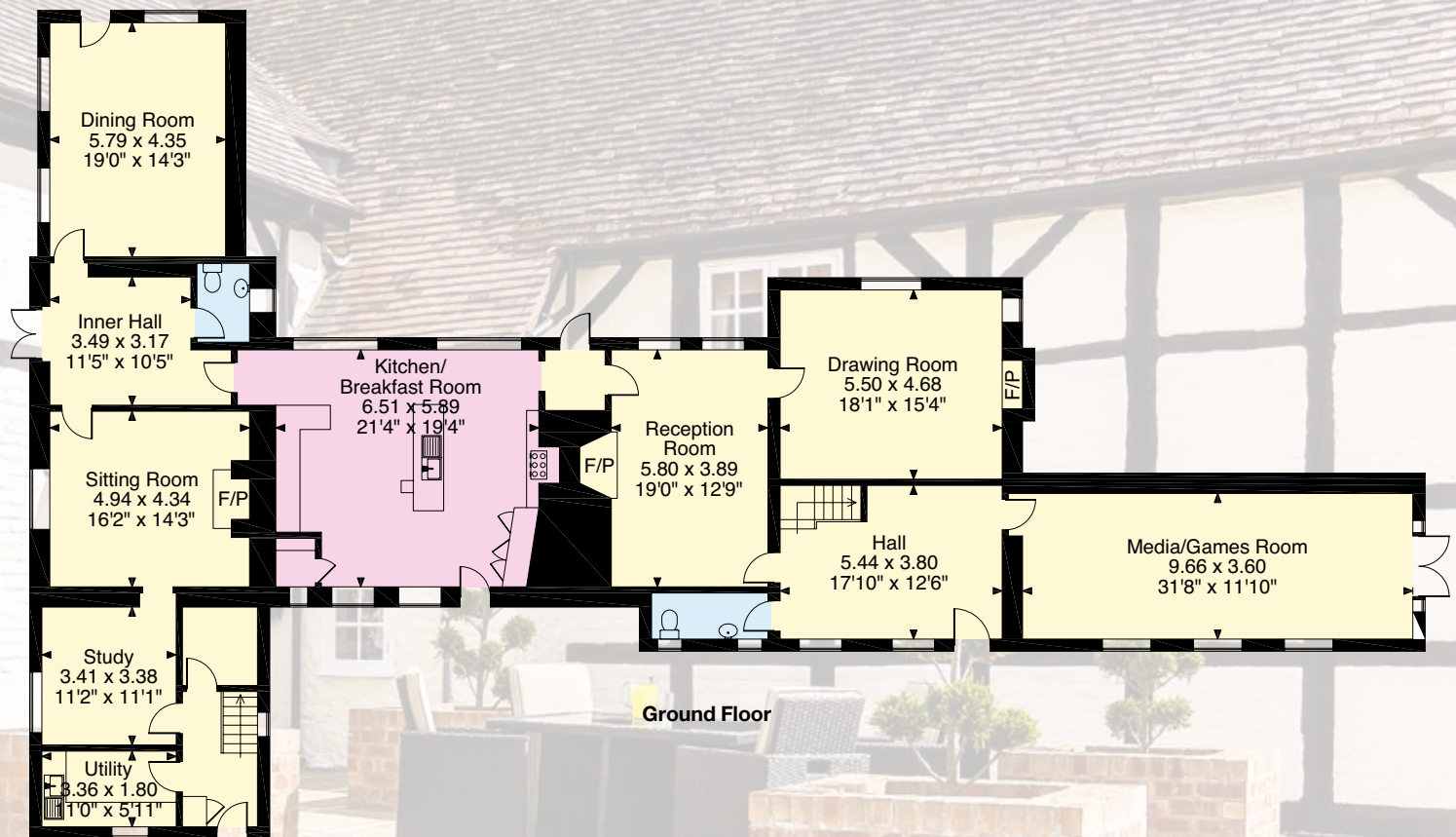
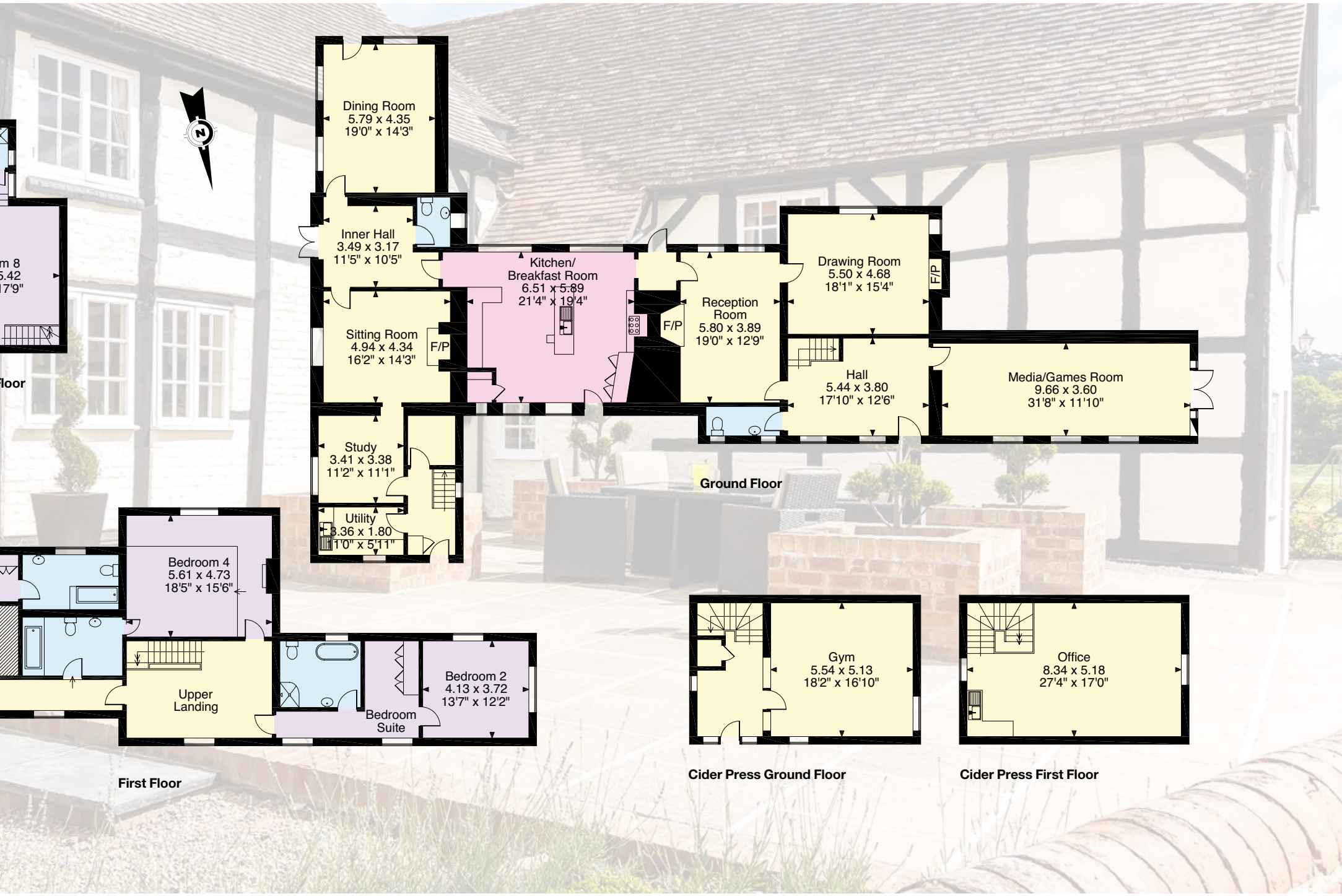
To the right of the front entrance, at the heart of the house, is a large kitchen diner with a central island and bespoke fitted kitchen with granite worktops and integral white goods. This leads into the east wing comprising a side entrance hall with cloakroom, dining/entertaining room, sitting room with fireplace, study, utility room and back staircase.

On the first floor there are seven bedrooms, five of which have en-suite facilities, including a very impressive triple aspect master suite. This includes a dressing area and spacious travertine bathroom with walk-in shower. The guest suite provides a dressing area and en-suite bathroom with separate shower. On the second floor, is the unique oasthouse bedroom with en-suite and timber clad vernacular ceiling.

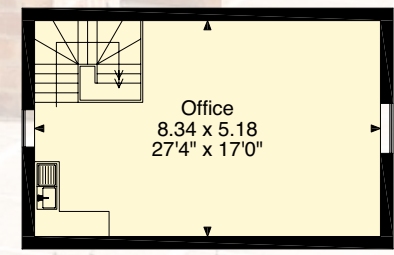
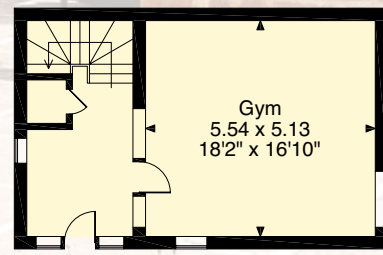
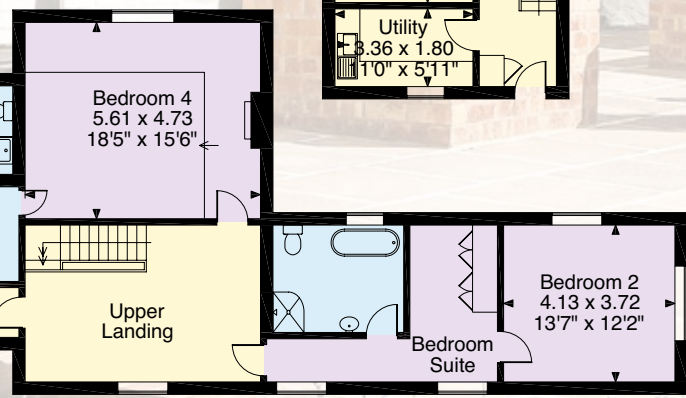


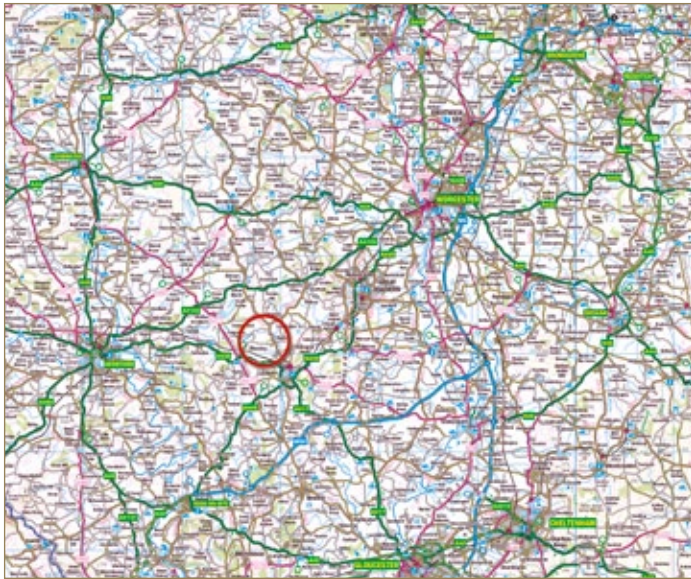






floor





Grounds

The property is accessed via a sweeping gated gravel driveway off a quiet lane. A further gated driveway leads to the tennis court and garaging. The gardens are largely laid to lawns and included formal hedging, landscaped features and specimen trees. A bund planted with specimen trees separates the gardens from the surrounding farmland.

A further 25 acres of surrounding farmland may be available by separate negotiation

Services

Mains water supply and electricity, private drainage by septic tank. Council Tax Band G.

Local Authority

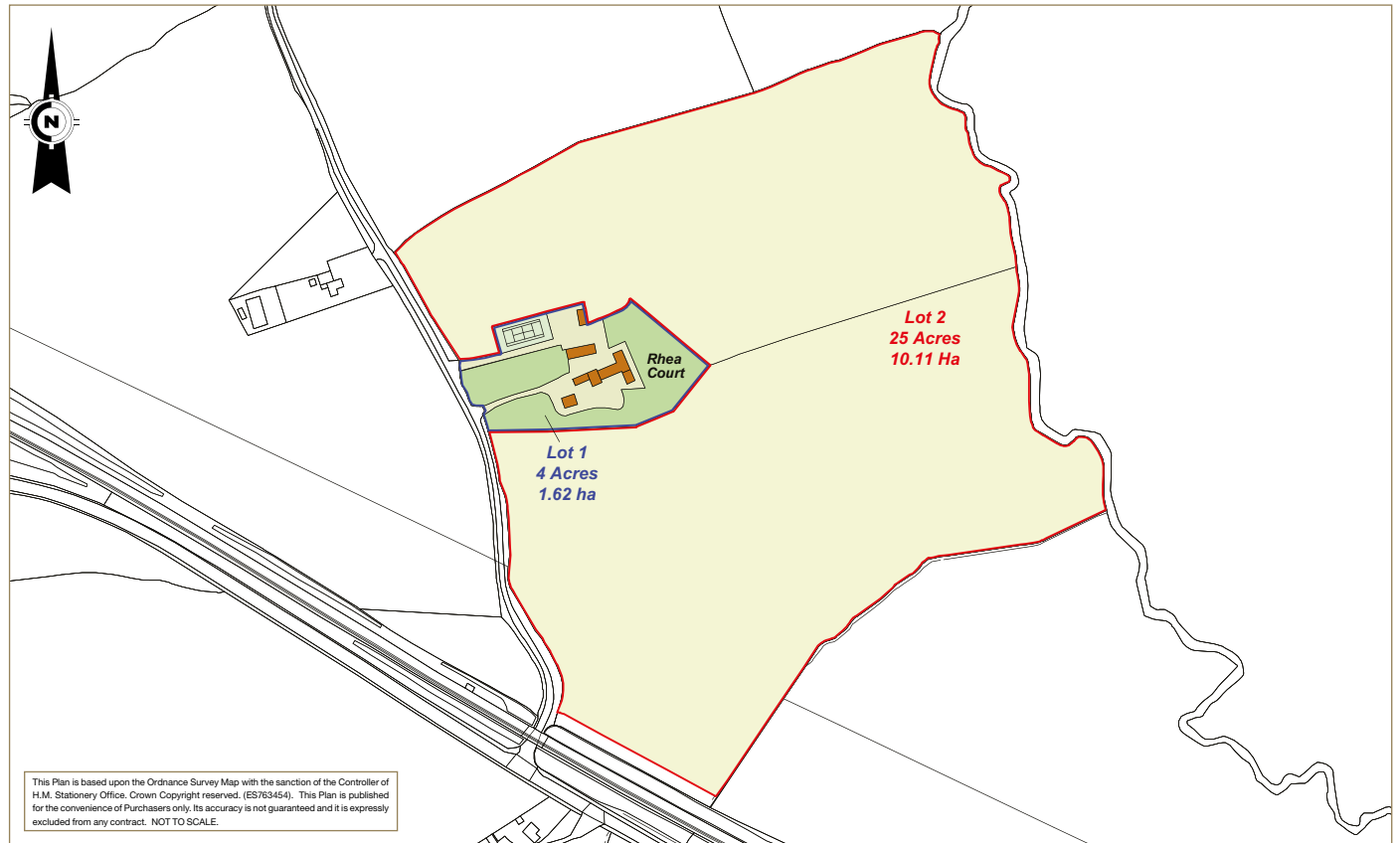
Herefordshire Council. Telephone: 01432 260000. Website: www.herefordshire.gov.uk

Viewing

All viewings must be made strictly by appointment only through the vendor's agents.

Directions (HR8 2PT)

From Ledbury head towards Hereford on the A438 and just after 0.5 of a mile turn right, proceed under the railway line and continue for 0.5 of a mile and the house can be found on the right hand-side.





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