



Farriers Orchard, Fromes Hill, Ledbury HR8 1HY

Spacious & Improved FOUR BEDROOM DETACHED HOUSE offering 2,165 sqft of spacious accommodation. Having Three Reception Rooms, Breakfast Kitchen, impressive Entrance Hall, Utility, Cloakroom, self-contained Annexe, Family Bathroom and En-suite. With Fore & private Garden areas, LPG Gas & oil fired central heating, ample off road parking and scope to build a double Garage S.T.P.P.

Guide Price: £625,000 FREEHOLD

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We are delighted to offer "For Sale" this magnificent sized, Four Bedroom Detached House having a self-contained Annexe which offers; Bedroom, Ensuite, Kitchen, Utility, Garden and Parking.

Enter via the composite front door to the Entrance Hall with opening to the Inner Hall with doors leading off to the Lounge, Breakfast Kitchen, Utility with Cloakroom off. Attractive Staircase leads up to the mezzanine Landing with Doors off to Four Bedrooms, Family Bathroom and Ensuite.

Outside offers; Landscaped private Garden areas perfect entertaining, ample off road Parking and scope to erect a Double Garage S.T.P.P.

This detached house certainly is a rare opportunity to acquire a large family home with 2,227sq.ft it has so much to offer and should not be missed.

The house is within 7 miles of Ledbury Town Centre, 4.5 miles of Malvern Hills with its excellent range of shopping and recreational facilities to include a Main Line Railway Station. Junction 2 of the M50 is also only 11 miles (approx.) distant at Redmarley D'Abitot.



THE PROPERTY COMPRISES AS FOLLOWS **(all dimensions stated are approximate)**

Entrance via composite door with outside light adjacent. Door opens to:

Impressive Entrance Hall 11'2" x 9'2" with side aspect feature porthole window, laminate flooring, radiator, power points, downlighter to ceiling, ceiling light point and built-in understairs cupboard. Staircase leads up to the first floor and opening to the:

Inner Hall 9'1" x 3'3" having laminate flooring, power point, smoke detector, ceiling light point and doors lead to Lounge, Utility and door to the:



Breakfast Kitchen 13'9" x 10'10" with front & side aspect UPVC double glazed windows. The Kitchen is extensively fitted with a range of base and wall units with laminate worktops over and splashback tiling behind. Inset ½ resin sink & electric candy hob with cooker hood over and integrated appliances to include: Tall unit housing the electric Hotpoint oven & grill, fridge & freezer plus space for a dishwasher. The Breakfast Kitchen is completed by tiled flooring, radiator, power points, extractor fan, striplight fitting to ceiling and opening to the:

Dining Room 9'2" x 8'8" with front & side aspect UPVC double glazed windows; laminate flooring, radiator, power points and ceiling light point.

Doors from Inner Hall leads to the following rooms;

Utility 11'4"max. & 7'2"min. x 5'8"max. & 3'10"min. with rear aspect UPVC double glazed window & side aspect composite door leads to the side Garden. Fitted with wall units & laminate worktops and space below for a washing machine and tumble dryer plus a Worcester oil fired central heating combi boiler. Utility is completed by; Tiled flooring, power points, wall mounted consumer unit, two ceiling light points and door to:

Cloakroom 7'2" x 3'5" with rear aspect obscure glazed UPVC window; fitted with a white suite comprising; low level closed coupled WC, pedestal wash hand basin with splashback tiling, tiled flooring, radiator, extractor fan, coving and ceiling light point.

Living Room 17'6"max. & 12'8"min. x 15'4"max. & 13'2"min. with side aspect UPVC double glazed window & UPVC double glazed patio doors leading to the rear Garden; With feature brick fireplace with fitted log burner, radiator, power points, TV & telephone point, coving, two ceiling light points and door to the:

Second Reception Room 13'1"max. & 12'1"min. x 10'9"max. with front aspect feature porthole window & rear aspect UPVC double glazed window; radiator, power points, ceiling light point and door to:

Self-Contained Annexe Hall 7'8" x 3'2" with front aspect composite door leading to the front drive; having laminate flooring, ceiling light point and opening to the:

Self-Contained Annexe 19'7"max. & 13'5"min. x 11'8"max. with two front aspect UPVC double glazed windows. Having a radiator, power points, telephone point, central heating thermostat, six downlighters to ceiling, loft hatch, opening to the Kitchen and door to the:

En-suite 8'6"max. & 5'6"min. x 5'5"max. Fitted white suite comprising; Shower cubicle with electric shower over & full height tiling within, low level closed coupled WC and wash hand basin with splashback tiling. En-suite is completed by; vinyl flooring, electric towel heater, extractor fan and two downlighters to ceiling.

Annexe Kitchen 13'10" x 5'9" with rear aspect UPVC double glazed window. The Kitchen is fitted with a range of base and wall units with laminate worktops over and splashback tiling. Inset stainless steel sink to worktop and space below for a dishwasher, slot in cooker and fridge freezer. Kitchen is completed by laminate flooring, radiator, power points, wall mounted consumer unit, three downlighters to ceiling and door to the:

Inner Hall 6'4"max. x 5'5"max. having laminate flooring, wall mounted Vokera LPG gas fired central heating combi boiler, three downlighter to ceiling and opening to the:

Utility 5'6" x 3'3" with side aspect composite door to the rear Garden. Fitted with a laminate worktop having space below for washing machine, fitted shelving, power points, radiator, extractor fan and ceiling light point.

Staircase from Main House Hall leads to:

Mezzanine Landing having a velux window; power points, smoke detector, ceiling light point, loft hatch with fitted ladder and doors from landing lead to the following rooms:

Bedroom One 13'5"max. & 11'4"min. x 13'2"max. with front & rear aspect UPVC double glazed windows; radiator, power points, TV point,

ceiling light point and two built in double wardrobe having hanging rail within. Door from Bedroom leads to the:

En-suite 7'1" x 5'1" with rear aspect UPVC double glazed obscure window, fitted white suite comprising; Shower cubicle with mixer shower over & full height tiling within, concealed WC and wash hand basin inset to vanity unit. Room is completed by splashback wall tiling, vinyl flooring, radiator, extractor fan and ceiling light point.

Bedroom Two 13'2"max. & 12'1"min x 10'9"max. with front & rear aspect UPVC double glazed windows; radiator, power points, TV point, coving and ceiling light point.

Bedroom Three 13'9"max. & 10'7"min. x 10'3"max. & 7'1"min. with side aspect UPVC double glazed window; radiator, power points, T.V. point and ceiling light point.

Bedroom Four 13'11"max. & 10'7"min. x 8'7"max. & 8'0"min. with two side aspect UPVC double glazed dormer windows; radiator, power points and ceiling light point.

Family Bathroom 9'7"max. & 6'6"min. x 7'2"max. with side aspect UPVC double glazed obscure window and fitted white suite comprising; low level closed coupled WC, wash hand basin inset to vanity unit and a panelled sided bath with fitted bath taps and splashback tiling to important areas. Bathroom is completed by; Vinyl flooring, radiator, extractor fan, wall light with shaver point, ceiling light point and an **Airing Cupboard** having shelving within.

OUTSIDE GARDENS

The property is set back from the lane behind a good-sized fore garden having a stone chipping drive leading to the Outbuilding and this area has scope to build a double Garage subject planning permission approval. The lane then leads to the stable gates situated on the right hand side which leads to the block paved driveway having ample off road parking plus a corner area with timber fence posts having a lawned area with shrubs plus a metal gate from driveway leads to the:

Fore Garden which is mainly laid to lawn having tree/shrubs & flowers plus fencing to boundaries and pedestrian path leads to the:

Side Garden which is mainly laid to lawn with pedestrian path leads to the Utility door and side gate leads to the:

South/West facing landscaped Rear Garden initially offering an extensive quality paved patio area perfect for entertaining plus a raised hardstanding area for hot tub, having outside power points, lawned area with trees/shrubs and flowers, paved path leads to the stone chipping area plus further feature patio area and the rear garden is completed by hedging and fencing to boundaries plus a timber gate leads to the:

Annexe Rear Garden Having a stone chipping area with trees plus a raised patio which is in the process of being completed. There is fencing to boundaries and off-road parking to the side of the annexe.

This spacious property must be seen to be appreciated.



TENURE this is understood to be **FREEHOLD**

SERVICES LPG Gas, Oil, Electricity, Water and Septic tank.

TELEPHONE LINE Subject to B.T. regulations.

VACANT POSSESSION UPON COMPLETION OF PURCHASE

N.B. Room sizes stated are approx. (measured wall to wall) and if you require measurements for carpets or other purposes we recommend that you measure **RELEVANT** areas.

AGENTS NOTE 1 Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. A Buyer is advised to check the availability of a property before embarking on any journey to see a property.

VIEWING STRICTLY VIA KIMBERLEYS ESTATE AGENTS.
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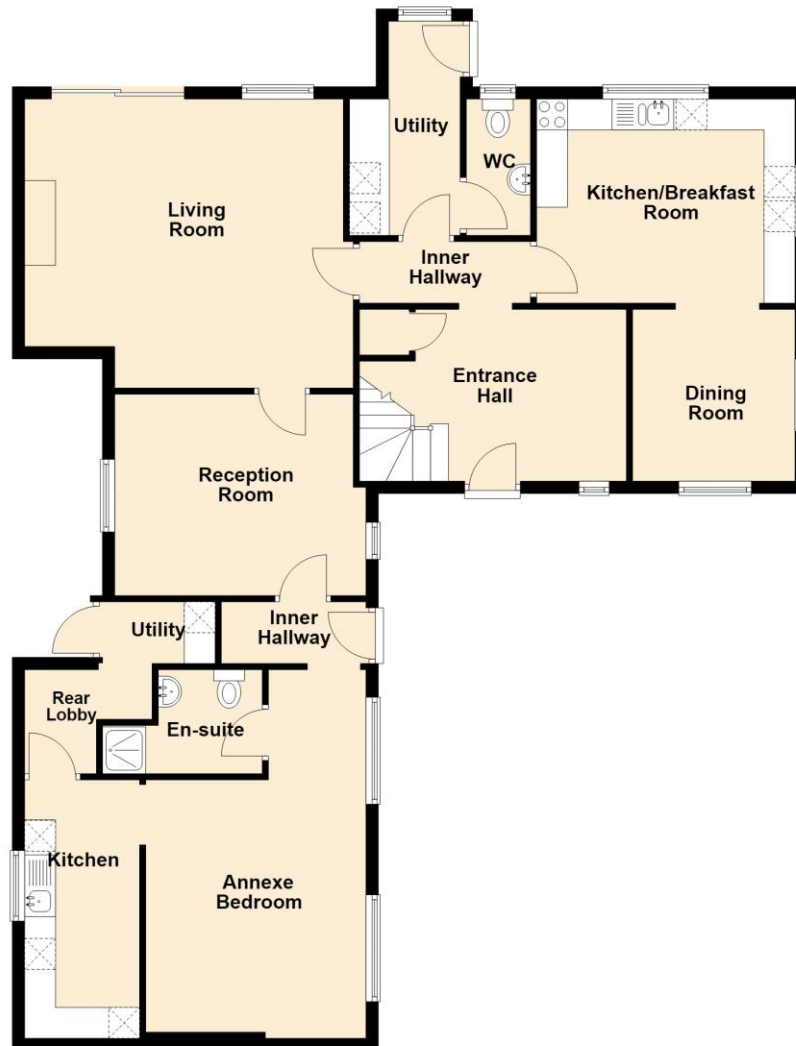


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FLOOR PLANS FOR ILLUSTRATION ONLY

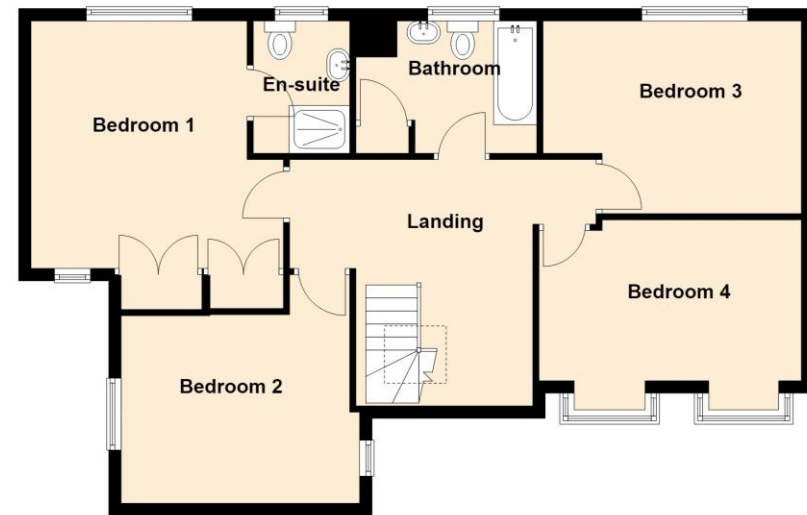
Ground Floor

Approx. 121.4 sq. metres (1306.2 sq. feet)



First Floor

Approx. 79.8 sq. metres (858.8 sq. feet)



Total area: approx. 201.1 sq. metres (2165.0 sq. feet)

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