

J Patrick Power

incorporating C T & G H SMITH



The Hacketts Colwall, Nr Ledbury, Herefordshire

J Patrick Power, working in conjunction with Denny & Salmond of Malvern, is pleased to offer for sale this unique detached residence, located in a tranquil rural setting between the well served villages of Colwall and Mathon. The attractive pseudo half-timbered detached property has fine views to the front and rear. There are large rear gardens of approximately half an acre, and the possibility of some extra land, subject to separate negotiation. The comfortable accommodation, which has some scope for modernization, boasts five bedrooms and three reception rooms.

Ground Floor

Entrance Hall

Window to front and side aspects, staircase to first floor, wall-mounted heater, doors to kitchen and sitting room.

Sitting room 3.85m (12' 8") x 3.65m (12' 0")

Original leaded bay window to front aspect. Villager stove inset into stone surround with wooden mantel and slate hearth. TV point.

Kitchen/breakfast room 6.2m (20' 4") x 3.95m (13' 0")

Windows to side and rear aspects, base and eye-level units with work surface over, oil-fired Aga, stainless steel sink unit, doors to dining room and boot room.

Boot room 3.73m (12' 3") x 2.18m (7' 2")

Versatile boot room having base level units, plumbing for washing machine, dishwasher and tumble-drier. Windows to rear aspect. Door to side. Quarry tiled floor. Door to walk-in pantry cupboard.

Dining room 3.66m (12' 0") x 3.66m (12' 0")

Original leaded window to front, door to entrance vestibule and archway opening into the second sitting room.

Second sitting room 4.72m (15'6") x 3.5m (11'6")

Villager stove inset into stone hearth with wooden mantel. TV point. Sliding patio doors opening onto the rear garden.

Entrance vestibule

Windows to the side aspect, doors to the WC and study, staircase to the first floor, under-stairs storage cupboard.

WC

Low flush WC, wall mounted hand basin

Study 3.51m (11' 6") x 2.46m (8'1")

Windows to side and rear

First Floor

Landing area having doors to all rooms, window to side aspect.

Shower room

Fully tiled shower cubicle, Mira electric shower and sliding shower screen, Dimplex heater, louvre door to airing cupboard, housing factory-lagged tank and shelving.

Bedroom 1 4.74m (15' 7") x 3.6m (11' 10")

Window to rear, washbasin inset into a vanity unit with cupboard under.

Bedroom 2 3.61m (11'10") x 2.59m (8' 6")

Window to rear, vanity corner washbasin with cupboards under, tiled splashback.

Bedroom 3 3.3m (10' 10") x 2.66m (8' 9")

Window to front, built-in wardrobe.

Bedroom 4 3.66m (12' 0") x 2.75m (9' 0")

Double doors to rear aspect, wash-basin inset into vanity unit with cupboard under, tiled splashbacks.

Bedroom 5 3.98m (13' 1") x 3.45m (11' 4")

Window to front aspect, wash basin inset into vanity unit with cupboards under, tiled splashbacks, built-in wardrobe.

Bathroom 2.83m (9' 3") x 2.54m (8' 4")

Family bathroom comprising paneled bath, low-level WC, wash hand-basin, tiled splashbacks, window to rear, door to airing cupboard with hot water tank and shelving.

Secondary landing with hatch to loft space, window to front.

OUTSIDE

The property boasts a generous plot approaching half an acre. The rear garden has a sunny outlook and views across open fields and farmland towards Herefordshire and the Black Mountains. The gardens are laid mainly to lawn with, with several shaped beds and a variety of trees, plants and shrubs. There is an outside WC, two large sheds and a greenhouse. A driveway that provides parking leads to the brick-built stable which would lend itself to conversion, subject to the necessary planning consents. A second driveway, accessed from the other side of The Hacketts leads to the rear of the property and provides additional off-road parking. A gate leads to the bulk oil tank.

We are advised that there may be an opportunity to purchase an extra parcel of land under separate negotiation.

Services

We are advised that the property is served by well water and has septic tank drainage. Mains electricity is connected. Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Freehold

Our client advises us that the property is freehold. However these details must be confirmed via your solicitor within the pre-contract enquiries, should you wish to proceed to purchase this property.

£525,000

FREEHOLD WITH VACANT POSSESSION

VIEWING: strictly by prior appointment through the Agents:
J Patrick Power, 1 Church Street, Ledbury, Herefordshire (01531) 633050.

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J Patrick Power FRICS, IRRV
(incorporating C T & G H Smith)
1 Church Street, Ledbury, Hfds HR8 1DH
Tel 01531 633050 Fax 01531 633080