



FLAT 5 PUTLEY COURT  
Putley, Ledbury, HR8 2QP





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Ledbury  
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In a highly sought after area and forming part of Putley Court, a spacious first floor flat in need of some improvement, with extensive and far-reaching views over gardens and parkland.

**Guide Price £235,000**

**Situation and Description**

In an idyllic setting and forming part of the much sought after parish of Putley, this interesting property is quietly positioned in rolling countryside and set well away from main roads. The pretty village church is within easy walking distance and Alexandra Park is just 2 miles away and is a private leisure facility with a golf course, spa and gym. The very popular and well serviced town of Ledbury (5 miles) is only a short drive away and offers an extensive range of facilities as well as a train station. The cathedral city of Hereford is also within easy reach and the M50 lies just over 10 miles away.

Putley Court is a grade II listed house which dates back to the beginning of the 18<sup>th</sup> century. It was converted into just seven individual apartments in the 1980's and is set in its own mature gardens and grounds all tucked away from the hustle and bustle of life, with far-reaching views. Flat 5 is situated on the first floor and offers spacious two-bedroom accommodation with two bathrooms, a good-sized kitchen breakfast room and a large sitting room, with all the main rooms enjoying fantastic views over the gardens and grounds. The living space would benefit from some redecoration and improvement but offers a fantastic opportunity to purchase a generous-sized flat in an outstanding location.

Initially approached by a long driveway there are parking areas to the front and side. The main entrance to the house is approached via stone steps and double doors that lead into a communal entrance hall with mosaic tiled floor and painted fielded panel walls. A door then leads into an inner

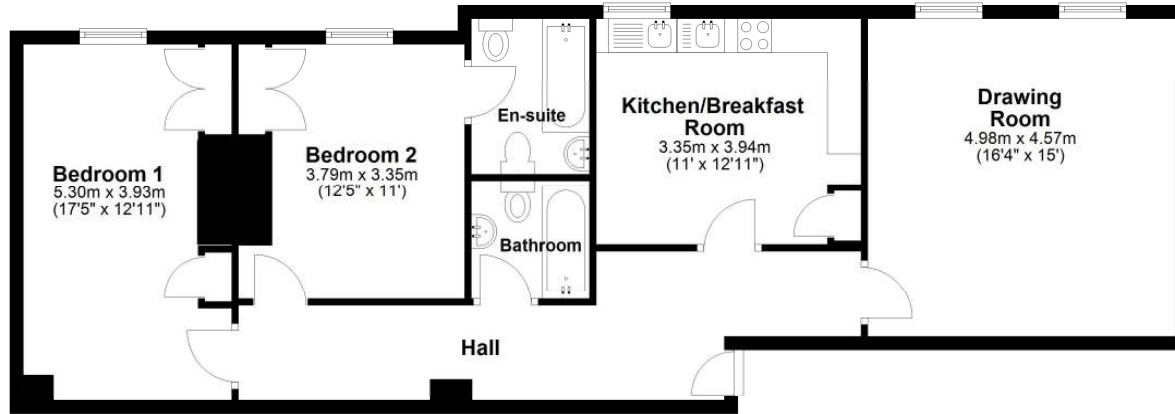
hallway and two staircases, the main staircase and a secondary staircase with a stairlift. Flat 5 is accessed from either staircase. The front door then leads into a good-sized reception hall which has a fitted carpet, a Creda night storage heater and decorative cornicing. The sitting room offers plenty of space and includes ceiling cornicing, an Adam style decorative fireplace and two sash windows which enjoy lovely views over the gardens to open countryside beyond. Next door a kitchen/breakfast room offers plenty of cupboard and working space, as well as a twin bowl sink, a Creda 4 ring hob with extractor over and a built-in oven as well as space and plumbing for an automatic washing machine. A built-in cupboard houses the hot water cylinder, and a sash window again has far-reaching views. There are then two comfortable double bedrooms that have night storage heaters and again lovely views with one bedroom having the benefit of an ensuite bathroom. There is then another bathroom which is accessed from the hall.

From the ground floor inner hall, a door provides access to a large cellar which is shared between the seven apartments.

**Outside**

The gardens and grounds extend to approximately six acres, they include formal lawns, a separate lake, and a small area of woodland that can be enjoyed by all the residents. There is a large Victorian greenhouse which is used communally, and the gardens and grounds are run by the management company. A shed is included with the sale of the property.

## Ground Floor



Total area: approx. 89.3 sq. metres (961.3 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

### Services and Considerations

Mains electricity, mains water and shared private drainage.

Visitor parking

Tenure is leasehold on a 999-year lease which started in 1984

Service charge: the current service charge is £320.00 per month and includes Landlord Insurance Premium, maintenance of house and communal areas, external window cleaning, cleaning of internal communal areas, electrical compliance inspection for communal areas, fire protection inspection and maintenance for communal areas, septic tank and drains maintenance, grounds and garden maintenance, including tree inspection, a proportion of the service charge is allocated to the sink fund each month, currently this is £50 per flat's contribution. It does not cover the buildings insurance.

The freehold of the property is owned by the management company with the seven flats each having an equal share.

Broadband BT connected and Fibre is available

Mobile Phone Coverage 3G/4G varies with provider

Council Tax Band C

EPC N/A Listed

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



### Directions

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From Hereford take the A438 towards Ledbury and continue through the villages of Lugwardine, Bartestree and Tarrington. After leaving Tarrington continue for a further mile before turning right for Pixley and Putley Common. Carry straight on towards Putley and Woolhope and continue on this lane for another mile. At the post box turn left for the church and proceed past the next turning for the church and take the next left and left again for Putley Court.

# Brookes Bliss

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.





Living room / Kitchen / Bedroom and supporting bathroom

