



PUTLEY COURT LODGE
PUTLEY, LEDBURY, HEREFORDSHIRE, HR8 2QP



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HEREFORDSHIRE
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GUIDE PRICE £595,000

A Beautiful Family Home in Peaceful Herefordshire Countryside.

Entrance Hall - Sitting Room - Dining Hall - Lounge - Kitchen - Utility Room - Cloakroom - Master Bedroom with En-Suite - 3 Further Bedrooms - 1 En-Suite - Family Bathroom - Gardens - Woodland - 4 Paddocks - Large Detached Timber Clad Garage - Workshop - Off Road Parking for Several Vehicles - Grounds Extending to 4 ½ Acres - Near to Motorway Network.



SITUATION

Putley Court Lodge is situated at the entrance to the very grand Putley Court, which is a Queen Anne styled Squires house built in the 18th century. Approaching from a quiet country lane within the village of Putley, famed for its annual Big Apple festivities that champion the historic production of cider and perry in the area. The beautiful thriving market town of Ledbury is approximately 6 miles distance and is ideally situated for exploring the wealth that the three counties have to offer - Herefordshire, Worcestershire and Gloucestershire. Ledbury is also home to the renowned poetry festival and offers an abundance of facilities including primary and secondary schooling, cottage hospital, market theatre, churches, supermarkets, leisure facilities and has excellent rail links to London Paddington and Birmingham New Street. There is also easy access to the motorway network via junction 2 of the M50, just four miles south of Ledbury. The cathedral cities of Hereford, Worcester and Gloucester are all within easy commuting distance and are approximately 14 ½ miles, 17 miles and 16 ½ miles distant respectively.

THE PROPERTY

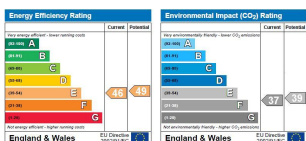
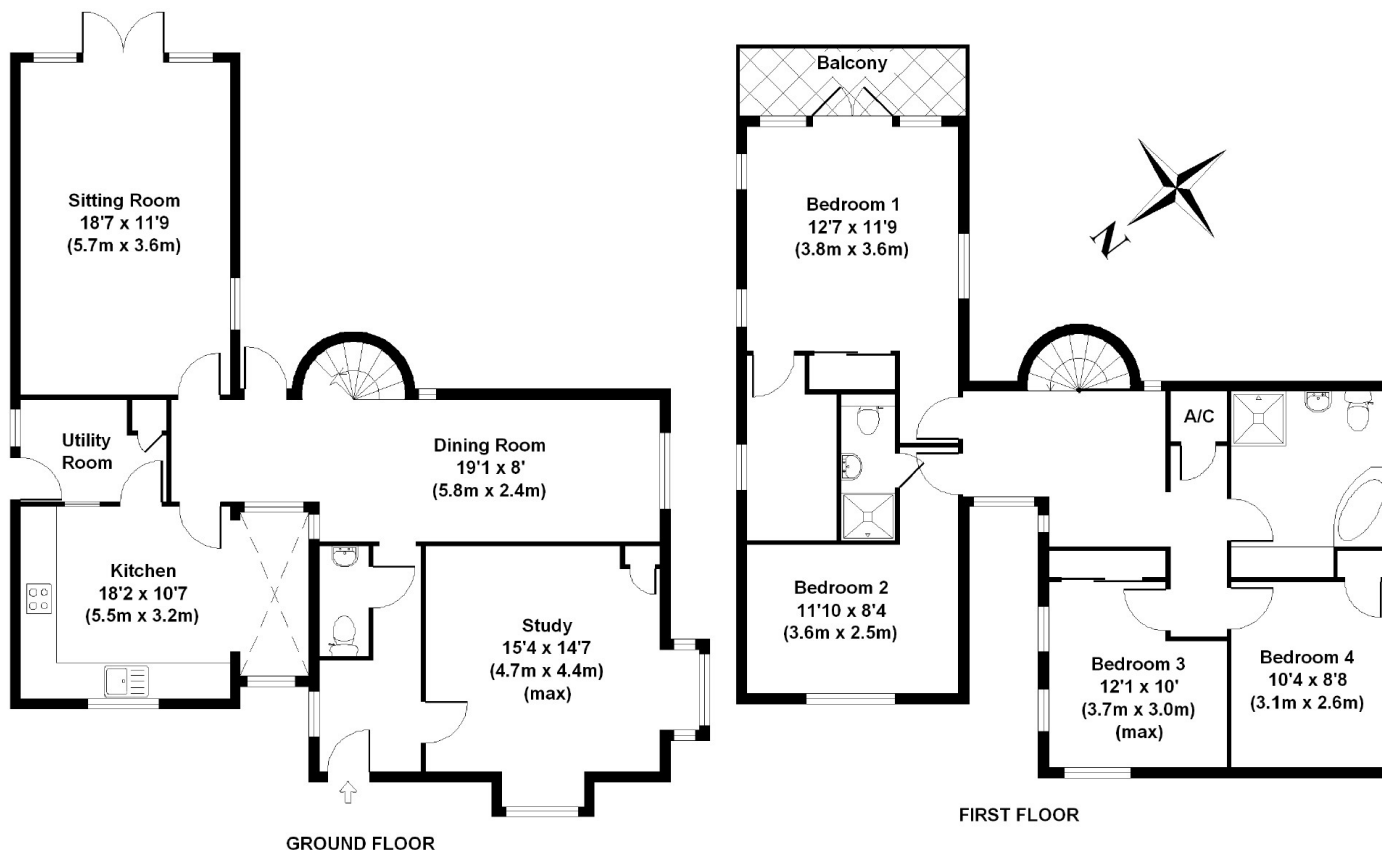
Putley Court Lodge is Victorian in its origin and has been extended to provide spacious and contemporary family accommodation. Stepping under the decorative portico with gingerbread fretwork to the gables and fascias, the entrance hall has wooden flooring and leads into the first of two sitting rooms. This bright and welcoming room offers versatility in its use as a study, library, home office or snug with ceiling height shelving, painted brick fireplace that houses a multi-fuel burner, and deep windows allowing ample natural daylight to flood in. Along the hallway you pass by the downstairs cloakroom, and reach the open plan dining hall that is atmospheric and inviting to your dinner guests. The lounge is reached across the large inner hall, and is more contemporary in its styling. At the far side of the room there is a wall of glass with double doors leading directly out onto the garden. The stylish kitchen has an array of fitted base and upper units fronted in oak which are complemented by black corian work surfacing and slate floor tiling. For more informal dining there is adequate space for a table and chairs. The utility room has an array of matching units to those of the adjoining kitchen, and plumbing for both a washing machine and tumble dryer. From the inner entrance hall, a unique curved staircase rises to the first floor landing



illuminated by a glass domed skylight. There are four bedrooms, two of which have en-suite facilities. The master suite has a vaulted ceiling and is in the modern wing of the property and mirrors the lounge found below in its contemporary styling. Together with built in triple wardrobes, fronted in glass, it has the supplementary benefit of a suspended balcony so that you are able to appreciate and enjoy the picturesque rural setting surrounding you. The en-suite shower room attached to the master bedroom is decorated in white tiling to the walls and daylight is duplicated in the clever use of a wall of mirror. Bedroom two benefits from having an ensuite shower and wc and has a fitted loft access, whilst bedroom three is fitted with built in wardrobe and study space. The fourth of the bedrooms is a luminous room with side aspect onto the adjacent lane and picturesque countryside beyond

OUTSIDE

Putley Court Lodge benefits from having wrap around gardens, a separate woodland and four paddocks, ideal for those with an equestrian interest or for those with livestock. The riding within the area is excellent. The woodland is a truly wondrous addition to this charming residence. You find yourself winding through Evergreen Oaks to alight upon a clearing with a large pond, where you can sit and appreciate the surrounding wildlife in their natural habitat. To the rear of the property, there is a sun terrace laid with Cotswold stone paving and makes a fantastic entertaining space. Flower beds are placed as focal points within the lawned garden, and contain a multitude of planting sympathetic to the old and new styling of the property. Mature and newly planted trees are placed strategically to offer dappled shade from the sun.



APPROX. GROSS INTERNAL FLOOR AREA 1747 SQ FT / 163 SQ M
 FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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At the side of the main garden lies the detached timber clad garage and separate workshop, which both have light and power. A stoned driveway is accessed via an electric gate, giving ample parking for several vehicles.

PRACTICALITIES

Council Tax Band: F Herefordshire Council

Mains water, Electricity and LPG.

Septic Tank Drainage

Oil Central Heating

Partial under floor heating to renovated areas

Broadband is available at the property

Planning Permissions granted for an extension to the kitchen and for a glazed extension to the dining room

DIRECTIONS

From the offices of Hayes, proceed to the Top Cross in the town centre, turn left on to the High Street and proceed through Ledbury, following signs for Hereford (the A438). Approximately four miles from Ledbury, at the Trumpet crossroads, continue straight on until you see a signpost for Putley on your left hand side. After you initial turn from the A438 bear immediately right to Putley Common. The next left hand turn you will take will be signposted for Putley Church (by a Post Box and Village Notice Board). After approximately ¼ mile take the second lane on your left and at the first left turning Putley Court Lodge will be found.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents

HOURS OF BUSINESS

Monday - Wednesday 9:00am - 5:30pm

Thursday 9:00am - 7:00pm

Friday - Saturday 9:00am - 5:30pm



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