



**UPPER HOUSE
BOSBURY
HEREFORDSHIRE
HR8 1QD**

Pughs



Pughs

ESTATE AGENTS & VALUERS

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**UPPER HOUSE
BOSBURY, LEDBURY,
HEREFORDSHIRE,
HR8 1QD**

An idyllic country property in a peaceful location with outstanding rural views, on the outskirts of the village of Bosbury, in need of some modernisation and overhaul with potential for redevelopment subject to obtaining the necessary consents. It is surrounded by well stocked gardens of approximately 0.6 acre, adjoining 8.5 acres of gentle sloping pasture paddocks and orchard, steel frame dutch barn and outbuildings

HOUSE, GARDEN, PASTURE LAND INCLUDING A SMALL ORCHARD OF ABOUT 300 CIDER APPLE TREES,
STEEL FRAMED DUTCH BARN AND OUTBUILDINGS,
IN ALL APPROXIMATELY **9.1 ACRES**

To be offered for sale by public auction on 28th June 2018
At The Feathers Hotel, Ledbury, at 6.30pm TBC

Vendor Solicitors: Orme & Slade, NatWest Bank Chambers, The Homend, Ledbury, Herefordshire, HR8 1AB, Miss Julie Sutherland acting,
Tel. 01531 632226

GUIDE PRICE £480,000 - £520,000

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UPPER HOUSE, BOSBURY, LEDBURY, HR8 1QD

An idyllic country property in a peaceful location with outstanding rural views, on the outskirts of the village of Bosbury, in need of some modernisation and overhaul. It is surrounded by well stocked and maintained gardens, adjoining 8.7 acres of gentle sloping pasture paddocks, orchard, steel frame dutch barn and outbuildings

Upper House is ideally situated about 1 mile from the village of Bosbury which offers useful amenities including a primary school, church, public house, post office and hairdressers. The town of Ledbury is 5 miles and has good shopping facilities, secondary education, mainline railway station, easy access to the motorway network at Junction 2 M50

ENTRANCE: solid timber door from the front to

SUNROOM: 12'5" x 5'9" (3.8m x 1.8m) views to garden, radiator

DINING HALL: 13'5" x 13'5" (4.1m x 4.1m) exposed timbers and beams, stairs off, radiator

LIVING ROOM: 18'4" x 13'1" (5.6m x 4.0m) double aspect, open fire with surround, radiator

KITCHEN / BREAKFAST ROOM: 14'1" x 13'8" (4.3m x 4.2m) double aspect, large window to front garden, base and wall units incorporating single stainless steel sink unit with double drainer, work surfaces, space and plumbing for appliances, radiator

L SHAPED REAR ENTRANCE HALL: part glazed, external door, oil fired boiler

PANTRY: 5'9" x 4'1" (1.8m x 1.2m) with shelves

CLOAKROOM: 5'9" x 4'9" (1.8m x 1.4m) W.C.

first floor

The staircase leads to a wide landing with access off to all rooms and loft, views over the land to the hills beyond, radiator

BEDROOM: 18'4" x 12'8" (3.9m x 5.6m) radiator

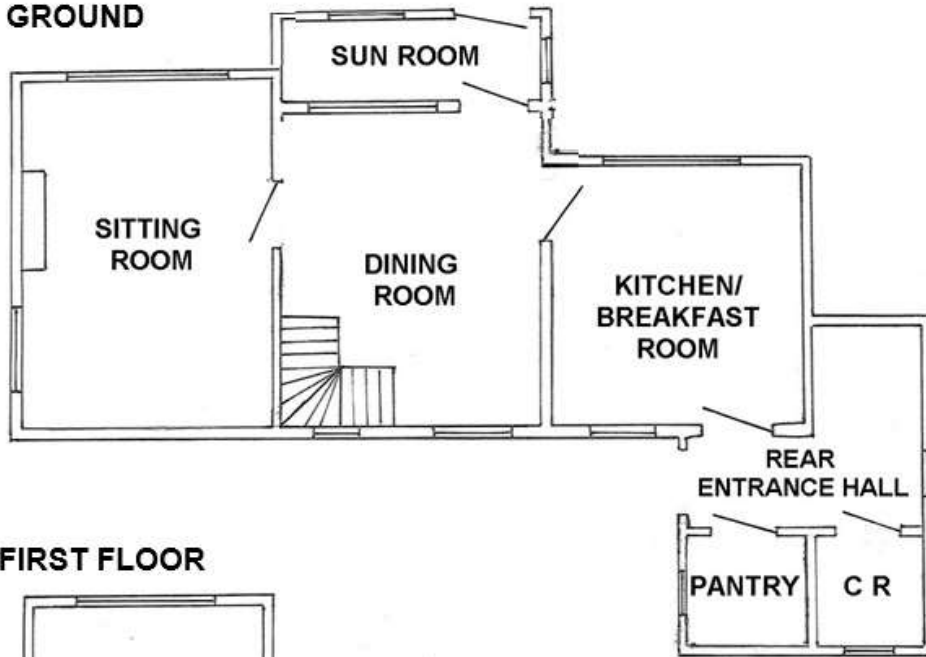
BEDROOM: 14'4" x 13'8" (4.4m x 4.2) double aspect, radiator

BATHROOM: 6'2" x 9'2" (1.9m x 2.8m) white suite of bath, shower cubicle, hand basin, W.C., radiator

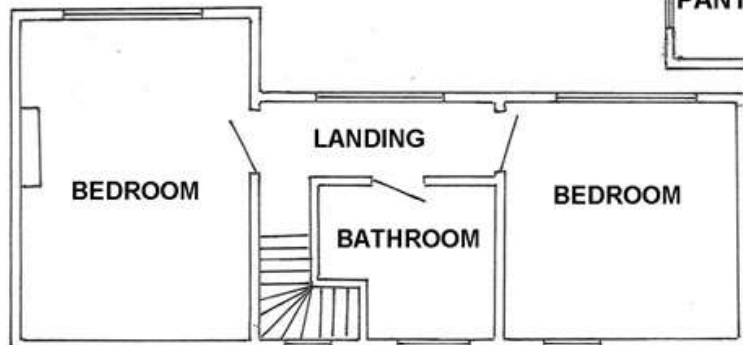


FLOOR PLANS

GROUND



FIRST FLOOR



**FOR IDENTIFICATION PURPOSES ONLY
NOT DRAWN TO SCALE**

OUTSIDE

From Brook Lane Upper House is approached via a short tarmac gated drive that leads to the rear of the property and to the detached single garage. Adjacent to the drive are lawns, borders with bulbs, mature shrubs and trees.

To the front of the house are well stocked and maintained gardens comprising of lawns, mature ornamental and fruit trees, shrubs, bulbs, rockery and small fish pond.

There is to the side of the property a wooden summer house that looks over the front garden and views beyond. Also further lawns, vegetable patch, fruit trees, garden sheds and a brick and tiled potting shed.

LAND

Approximately 8.5 acres of pasture and orchard join the gardens and has a separate vehicular access off Brook Lane. There is an area of orchard of approximately 300 cider apple trees. There is also a steel frame single bay dutch barn, timber and galvanised iron shed and brick loose box.

SERVICES

We understand from the vendors that mains water and electricity are connected to the property. Private drainage system upon the property. Oil fired heating. Telephone subject to BT regulations.

COUNCIL TAX

Band F Rates £2559.19 (2018/19)
(Herefordshire Council 01432 260000)

VENDORS SOLICITORS

Vendor Solicitors: Orme & Slade, NatWest Bank Chambers, The Homend, Ledbury, Herefordshire, HR8 1AB, Julie Sutherland acting, Tel. 01531 632226

TENURE

We understand from the vendors that the property is freehold and offered with vacant possession upon completion.

DIRECTIONS

From Ledbury proceed on the B4220 towards Bosbury. Continue past the church and the adjacent turning for approximately ¼ mile. Before leaving the village turn left along Brook Lane. Proceed along the road for ½ mile and Upper House is the second property on the left. See 'For Sale' board.

FOR SALE BY PUBLIC AUCTION

At the Feathers Hotel, Ledbury, on 28th June 2018 at 6.30pm.

AUCTION GUIDE PRICE

£480,000 - £520,000

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

CONDITIONS OF SALE

The conditions of sale will be deposited at the offices of the auctioneers and vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the saleroom half an hour prior to the sale. They will not be read at the sale, and any purchaser will be deemed to have knowledge of such conditions of sale whether he inspects them or not and will bid on this understanding. In the event of any variance between these particulars and the conditions of sale, the latter shall apply.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders, etc. as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

FOR SALE BY PUBLIC AUCTION

The property is to be offered for sale by public auction (unless previously sold by private treaty). In order to comply with anti-money laundering regulations buyers and the purchaser will be required to provide:

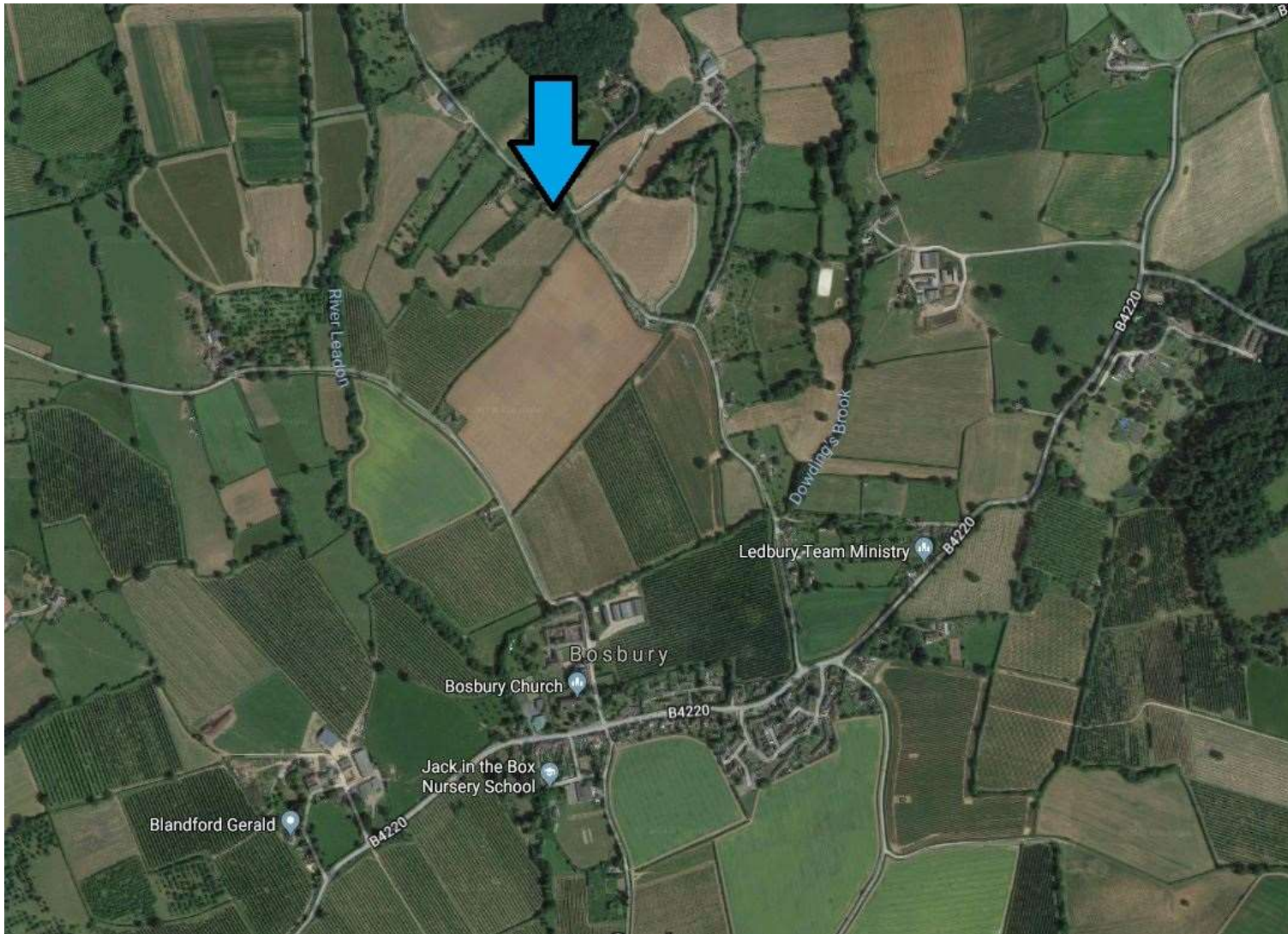
1. Proof of identity in the form of a photographic ID such as a current passport or UK driving licence
2. Proof of current residential address i.e. Utility bill or building society or bank statement, credit card bill etc issued within the previous 3 months.


For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.


Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken April 2018





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 



OS Ordnance Survey

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