



**MIDDLEFIELDS,  
CASTLE FROME, LEDBURY,  
HEREFORDSHIRE, HR8 1HJ**

*Pughs*



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**ESTATE AGENTS & VALUERS**

**Hazle Meadows Auction Centre,  
Ross Road, Ledbury, HR8 2LP  
Tel: (01531) 631122 Fax: 631818  
Email: [property@hjpugh.com](mailto:property@hjpugh.com)  
Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk)**

A superb example of a recently completed three bedroom new build character property set in its own large private garden in an elevated location surrounded by open fields. The property has ample character along with many modern day requirements.

**VIEWING HIGHLY RECOMMENDED  
OFFERS IN EXCESS OF £700,000**

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## MIDDLEFIELDS, CASTLE FROME, LEDBURY, HEREFORDSHIRE, HR8 1HJ

A superb example of a recently completed three bedroom new build character property set in its own large private garden in an elevated location surrounded by open fields. The property has ample character along with many modern day requirements.

### LARGE OAK CANOPY PORCH

Oak door leads through to

### LIVING ROOM

**4.7m x 5.2m (15' 04" x 17' 01")**

Limestone flooring with underfloor heating, vaulted ceiling with exposed timbers and beams, feature stone fireplace with wood burning stove, natural stone hearth and large glazed windows either side with outstanding views.

### KITCHEN/BREAKFAST ROOM

**5.0m x 7.6m (16' 05" x 24' 11")**

Comprising handmade fitted wall and base units incorporating double bowl Belfast sink, oak worktops, integral washing machine and dishwasher, large pantry unit with shelving, handmade island with oak worktop, storage cupboard housing LPG Worcester boiler servicing the underfloor heating and hot water, limestone floor with underfloor heating, vaulted ceiling with exposed timbers and beams, glazed gable wall taking advantage of the views

### INNER HALLWAY

Limestone flooring with underfloor heating

### MASTER BEDROOM

**3.6m x 5.4m (11' 09" x 17' 10")**

Oak flooring with underfloor heating, double glazed French doors with side panels which opens over the view

### DRESSING ROOM

**1.4m x 1.9m (4' 9" x 6' 2")**

With built in oak cupboards and his and hers wardrobe with shelving.

### ENSUITE BATHROOM

**1.8m x 1.9m (5' 10" x 6' 02")**

White suite comprising W.C, hand basin in vanity unit, walk in shower, part tiled walls, part timber panelled walls, heated towel rail, limestone floor

### BEDROOM

**2.3m x 3.6m (7' 05" x 11' 10")**

Oak flooring with underfloor heating

### BEDROOM

**2.4m x 3.0m (7' 10" x 9' 11")**

Oak flooring with underfloor heating

### BATHROOM

**2.3m x 2.8m (7' 05" x 9' 01")**

White suite comprising W.C, hand basin in vanity unit, freestanding bath, corner shower cubicle, part tiled walls, part timber panelled walls, limestone floor, heated traditional towel rail

### OUTSIDE

The property is approached from the main road via Right of Way over the track across farmland for approximately 100 yards. The fenced garden is very much in a natural form being laid to lawn having ample parking to the front. The property provides a blank canvass for an incoming purchaser to make their own mark.

### VIEWING

Strictly by appointment with the joint agent Pughs. Tel. 01531 631122

Out of office hours 07836320330 James Pugh

### SERVICES

We understand from the Vendors that mains electricity and water and private drainage is connected to the property. LPG Central heating. Telephone subject to BT regulations.

### COUNCIL TAX

Band E - £2495.28 – (2021-2022)

(Herefordshire Council 01432 260000)

### TENURE

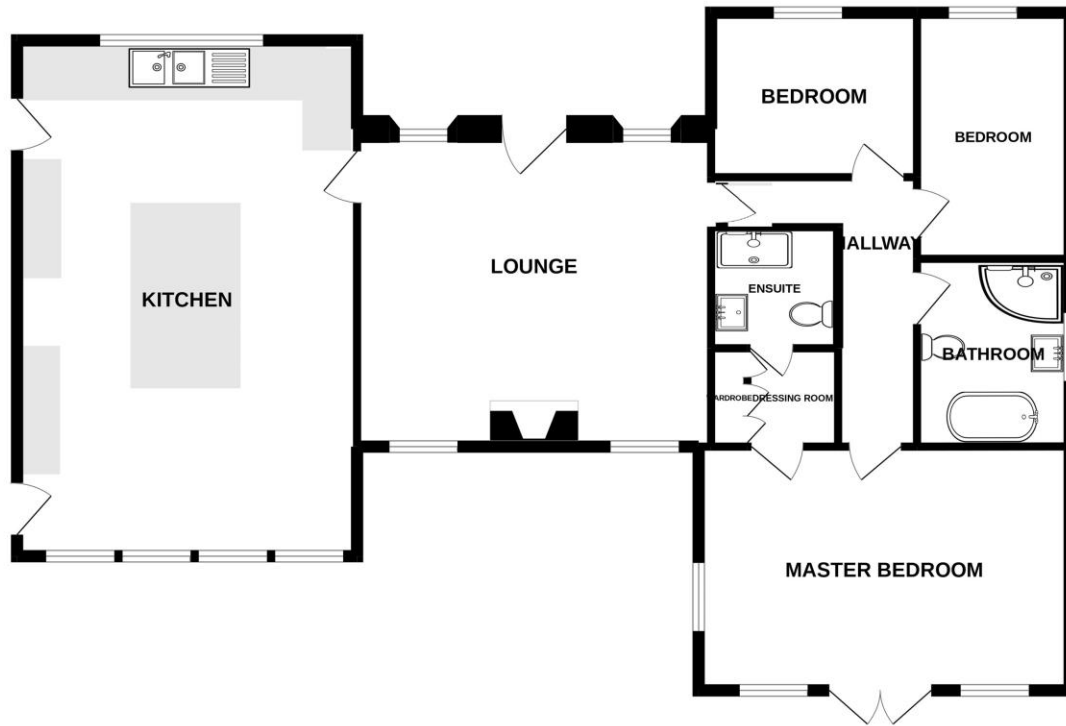
We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

### ANTI MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

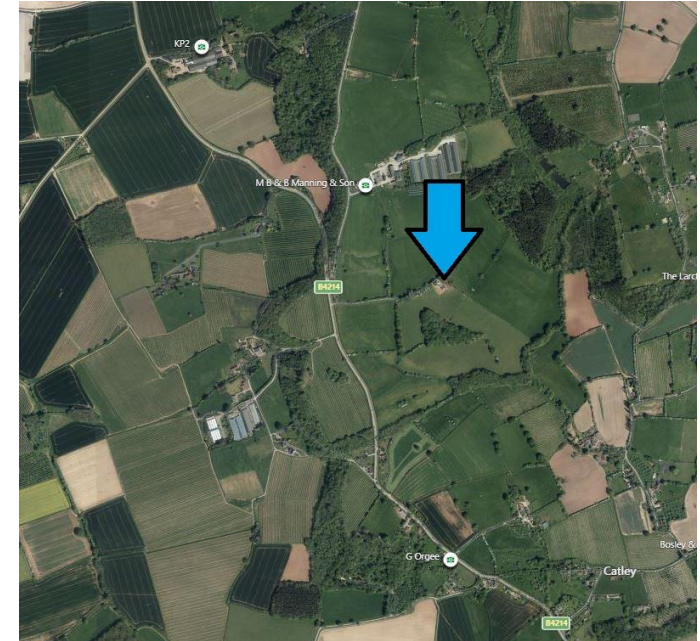


# GROUND FLOOR 1238 sq.ft. (115.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		101   A
81-91	B		
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.  
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## DIRECTIONS

From Ledbury proceed out of the town on the B4214 towards Castle Frome. Continue through Staplow for approximately 1 mile, before turning left, following signs towards Bishops Frome and Bromyard. Continue for 1.8 miles and the property's driveway can be found on the right-hand side.

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 March 2022

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