



## LADYWELL HOUSE

Vowchurch, Herefordshire HR2 0RE





# Ladywell House

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A beautifully presented and renovated detached Edwardian country house offering spacious and functional living accommodation throughout set in 2 acres of gardens and grounds.

## Situation and description

Ladywell House lies in an area of open countryside on the outskirts of the small historic hamlet of Turnastone, which itself adjoins the village of Vowchurch. Between them they offer a village church, village hall, newspaper shop and petrol pump with further facilities at the larger villages of Peterchurch, Longtown and Madley. More extensive facilities are then available at the cathedral city of Hereford as well as the market towns of Hay on Wye, Abergavenny and Monmouth.

Built in 1925, Ladywell House is a very well designed and spacious house with well proportioned accommodation throughout. There are two main reception rooms on the ground floor as well as an excellent study/snug, a large conservatory and a well appointed kitchen with utility space which includes a boot room and dog shower. On the first floor there are three excellent double bedrooms and three supporting bathrooms. The house itself is set in very attractive gardens and grounds which extend to approximately 2 acres with ample parking, a detached double garage and detached barn/workshop.

## The accommodation in more detail comprises:

Recessed entrance porch and front door to

**Reception Hall** with oak flooring, smoke alarm, radiator, power points.

**Inner Lobby** with tiled floor, fitted full length cupboard to one side.

**Cloakroom** with tiled floor, radiator, wc, wash hand basin, window to side.

**Drawing Room** with fitted carpet, picture rail, double glazed windows on two sides, power points, television aerial point, wall lights, two radiators, dimmer switch, fireplace with Jotul wood burner.

**Dining Room** with fitted carpet, wall lights, double glazed

windows on two sides, radiator, picture rail, picture lights and decorative fireplace.

**Snug/Study** with picture rail, fitted carpet, power points, double glazed window, radiator, television aerial point, fitted bookshelves with cupboards under, picture rail and under stairs storage cupboard.

**Kitchen** with double glazed windows to side, central work station with granite top and inset sink, cupboards under, power points, built in dishwasher. Further extensive range of granite working surfaces with base cupboards and drawers below, matching wall cupboards, fitted oil fired Aga, fitted double oven, four ring hob with extractor above, television aerial point, power points, spot lights, over surface lighting and archways through to

**Conservatory** benefiting from a lovely outlook over the gardens and surrounding land with tiled floor, double glazed windows overlooking the gardens, double doors to outside, power points, television aerial point. Access to

**Office Area** with Neville Johnson fitted office comprising drawers, drop filing cupboard, bookshelves and desk. Tiled floor, power points, telephone point, radiator and shelving.

**Utility Room** with quarry tiled floor, built in cupboards, part tiled surrounds, space and plumbing for washing machine, space for tumble dryer, radiator, power points, deep fill sink, working surface with base cupboards and drawers below, matching wall cupboards, space and plumbing for fridge/freezer.

**Rear Porch/Boot Room** with glazed panelled back door, quarry tiled floor, fitted cupboards, fitted fully tiled shower and built in cupboard with oil fired central heating boiler, built in coat and boot cupboard.

From the reception hall a fully carpeted staircase leads to the







**First Floor Landing** with fitted carpet, power points, built in airing cupboard with fitted shelving and hot water cylinder and courtesy light, fitted bookcase with cupboards under, radiator, access to under eaves storage area, smoke alarm, access to loft with integral ladder.

**Master Bedroom Suite** and approached by its own hallway/dressing area with wardrobes to one side, access to roof space, radiator, fitted carpet.

**Bedroom Area** also with fitted carpet, windows on two sides with lovely views, radiator, power points, television aerial point, three amp light points, further wardrobe space and door to

**Bathroom** with tiled floor, wc, double shower cubicle with power shower, double glazed windows to side, ladder radiator, power points, shaver point and extractor fan.

**Bedroom Two** with double glazed windows to front with lovely views, radiator, power points, three amp plug points, fitted carpet, decorative fireplace, television aerial point.

**En Suite Bathroom** with tiled floor, corner shower cubicle, wash hand basin, wc, spa bath with tiled surrounds, wall lights, shaver point, double glazed windows to the side, radiator and towel rail.

**Bedroom Three** with decorative fireplace, double glazed window to the side with lovely westerly views, wash hand basin, power points, under eaves storage, radiator, fitted cupboard with hanging rail and shelves.

**Family Bathroom** with wc, wash hand basin with cupboards under, bath, part tiled surrounds, ladder radiator, wall light, shaver point, corner shower cubicle and double glazed window to the side.

**Outside** The property is approached by its own gated gravel driveway which sweeps round to the house and provides extensive parking and turning and allows access to a detached brick built double garage 17ft 6 x 18ft with power points, lighting and twin up and over doors to the front. From the drive a concrete hardstanding leads to a small barn/workshop 19ft 2 x 16ft 5 with power points and lighting and two sets of double doors to the front. There is also a Hartley Botanic greenhouse and woodstore; delightful gardens which, to the front, are laid predominately to lawn and enclosed by mature beech hedging





with herbaceous and shrub borders. The gardens sweep around to the side where they enjoy a southerly aspect and includes a garden 'Breeze House' which has light and heating, a wooden garden shed with electricity (currently used as a gymnasium). The land continues to the rear and generally rises away from the house where there is an arboretum with a central Silver Birch avenue as well as an older orchard to one side. There is an additional gated access from the road to the orchard.

**Services and Considerations** Mains electricity and water, private drainage and oil fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band F. Tenure freehold. Broadband available. EPC E.

**Guide Price £635,000**

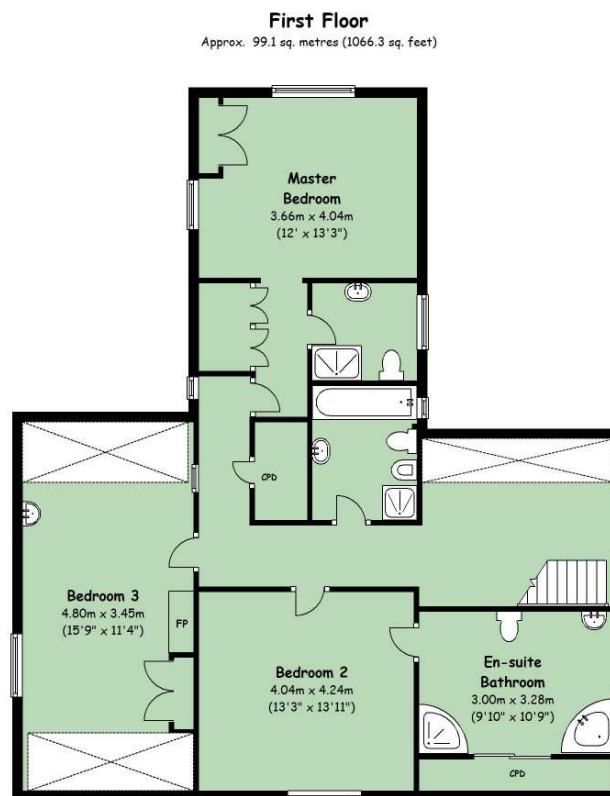


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### Directions

From Hereford proceed out on the A465 towards Abergavenny and turn right onto the B4349 to Clehonger, Madley, Kingstone and Hay on Wye. On reaching Clehonger bear left towards Kingstone and continue on the B4349 until you pass the village school. At the T junction turn right onto the B4348 to Hay on Wye, Peterchurch and Vowchurch. At Vowchurch bear left towards Vowchurch and Michaelchurch Escley and St Bartholomew's Church. Continue into Turnastone and pass through the village and after approximately ¼ of a mile Ladywell House will be found on the right hand side.





**Total area: approx 245.1 sq m – 2638.3 sq ft**

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Limited, Hereford.



Viewing: Strictly through the Agents:  
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