



**Three Ashes Care Home Ledbury Road, Newent GL18 1DE**  
**Guide Price £950,000**





# Three Ashes Care Home Ledbury Road, Newent GL18 1DE

• Substantial home • 3.5 acre plot • Vast potential • Stunning views • Planning passed • No chain • EPC C75

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## Accommodation

The ground floor is a hugely versatile space with the current layout designed to cater for the needs of the residents with four en-suite bedrooms, residents lounge and living area, large conservatory, kitchen and activity rooms. On the first floor of the main house are six bedrooms, five of which have en-suite shower rooms and a large bathroom. There are staff quarters accessed from a separate staircase consisting of a bedroom and shower room.

The planning permission gives the potential to alter the space to a modern, spacious family home with a one bedroom annexe attached. The property requires renovation works throughout, however, it offers vast potential for either a family home or as a care home.

## Outside

The property sits in a roughly rectangular plot extending to approximately 3.48 acres. The west and southern boundaries are surrounded by open farmland giving excellent views towards Newent, May Hill, Linton Ridge and The Malvern Hills. A gravelled driveway gives access from the road and sweeps round between mature trees and shrubs to the large parking and turning area and access to the property. Beech hedging provides the eastern boundary and the remainder of the perimeter is well hedged and fenced. There is a timber built chalet with power that had been used as external office space. The gardens provide excellent and varied themes, including a wide range of deciduous and coniferous trees, shrubs, a small orchard and soft fruit trees alongside a large lawn. A gravelled footpath has been cleverly designed to offer a pleasant meandering walk around the gardens. There

are outside water taps, security illumination and external power points. There is a large patio from the conservatory, to the west side, surrounded by decorative brick walling, exterior wall lights and power points, and an outside cold water tap. There are ramps leading to accesses.

## Location

Three Ashes House is situated about 1 mile north of Newent, just off the Dymock Road in the heart of rural countryside and with excellent views to the north and south to May Hill. The ancient Market Town of Newent has a good range of Shops, Health Centre, Library, Schools, Churches and Public Houses, and for the more comprehensive shopping needs Gloucester is about 10 miles south and Ross-on-Wye about 7 miles to the west. Junction 3 of the M50 is about 4 miles away for easy access to the Motorway system.

## Tenure, services and local authority

Freehold

Mains water and electrics, oil fired central heating and mains drainage

Forest of Dean District Council

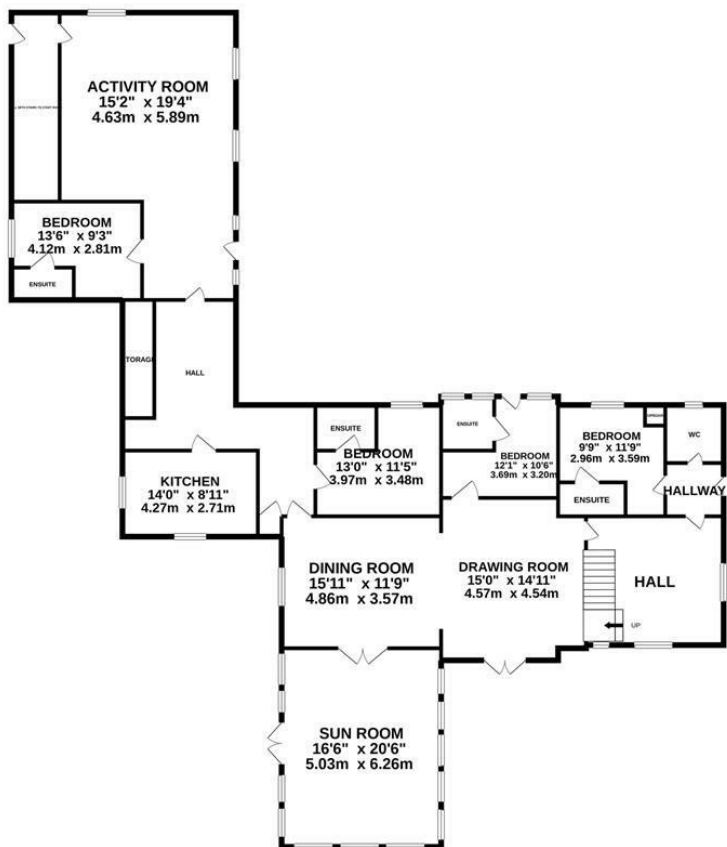
Planning ref P0670/20/FUL

## Directions

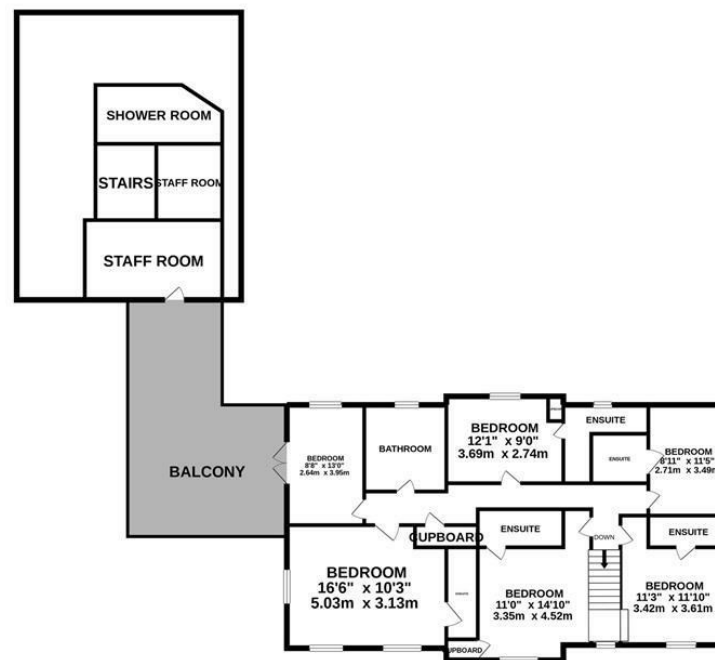
From Newent take the B4215 towards Dymock and after about 0.75 of a mile look for a well concealed driveway to the house on the left-hand side.



GROUND FLOOR  
2553 sq.ft. (237.2 sq.m.) approx.



1ST FLOOR  
1862 sq.ft. (172.9 sq.m.) approx.



TOTAL FLOOR AREA : 4415 sq.ft. (410.1 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating	Current	Phase
Very energy efficient - lower running costs		
(92 plus) A		
(81 plus) B		
(69-80) C	75	7
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC





