



Cider Mill Barn, Hollybush, Ledbury, HR8 1ET

**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

## Ledbury, HR8 1ET

A charming oak framed barn conversion, a rural escape nestled in its own piece of idyllic English countryside at the foot of the Malvern Hills. Originally dating from 1870, this delightful barn lies in the middle of a secluded valley, with a real sense of unspoilt nature provided by the garden, heritage orchard and the backdrop of trees giving a real sense of peace, quiet and tranquil privacy; all in a plot in excess of an acre. The immaculate and refurbished accommodation comprises; sitting room with wood burner, breakfast kitchen, two bedrooms, bathroom, double garage and studio. The barn benefits from fibre broadband and offers the potential for sustainable living. The property is approached across common land track and sits in a small dell, of which all you see is owned by the property. Hollybush is a small village in at the southern end of the Malvern Hills and close to the borders of both Gloucestershire and Herefordshire and easily accessed from Ledbury and Malvern. Offered with no onward chain, this is a rare opportunity, not to be passed by.



### LOCATION

The rural hamlet of Hollybush lies within an Area of Outstanding Natural Beauty at the southern end of the Malvern Hills. The nearby village of Eastnor has a church, nursery and primary school, a cricket club, an artisan forge and a pottery. Ledbury is a short drive away and has a thriving community, offering a good range of local facilities with a variety of independent shops, restaurants & pubs, as well as three supermarkets, a church, doctors' surgery, cottage hospital and theatre. Additional retail and cultural amenities are available at Malvern, Hereford and Worcester.

This part of Herefordshire lies on the Worcestershire/Gloucestershire borders and is renowned for its beautiful and unspoilt countryside. The area offers a sought-after rural quality of life combined with excellent road and rail links with mainline railway stations in Ledbury, Colwall and Malvern having direct access to Birmingham and London Paddington. The M50 motorway (junction 2) is approximately 4 miles away with access to the M5.

### ACCOMMODATION

Wooden front facing double doors open to;

#### **SITTING ROOM 15'5" x 13'8" (4.70m x 4.18m)**

Dual aspect with front facing double glazed window, double French doors and additional side door, Cast Iron wood burner, two radiators, exposed wooden floor boards, exposed beams and timbers. Door to;

#### **KITCHEN 12'0" x 13'8" (3.68m x 4.18m)**

Dual aspect with front and side facing double glazed windows overlooking the gardens and grounds. Wooden country kitchen with wooden block worktop, inset ceramic Belfast sink and mixer tap, integrated electric oven and hob. Integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, rear door, Staircase to the first floor, space for a small table and chairs, radiator.

#### **LANDING**

Exposed timbers, fitted storage cupboards, light, doors to:

**BEDROOM ONE 13'8" x 9'7" (4.19m x 2.94m)**

Side facing double glazed window and rear facing Velux window, exposed beams, radiator, exposed floor boards, built-in storage cupboard.

**BEDROOM TWO 13'8" x 9'2" (4.18m x 2.80m)**

Dual aspect with side facing window and rear facing Velux window, exposed beams and floorboards, radiator,

**BATHROOM 5'10" x 3'5" (1.80m x 1.05m)**

Rear facing Velux window, bath with shower attachments over, low level WC, stone carved bowl wash basin, heated towel rail, extractor fan, tiled floor.

**OUTSIDE****GARAGE/WORKSHOP 15'2" x 15'10" (4.63m x 4.83m)**

Timber outbuilding with hardstanding, double doors, power and lighting. Permission has been previously granted for a proposed new roof to existing garage to provide office space, with external staircase (Now Lapsed)

**STUDIO 10'9" x 12'4" (3.28m x 3.76m)****LAND AND GARDENS**

The property extends to over an acre, accessed across common land along an unmade track, then onto a green lane that passes over another property with a right of access. A gate opens to the plot where the barn, double garage and studio will be ahead of you. The grounds immediately around the property are well maintained and laid to lawn. A rose covered oak pergola overlooks the pond and willow tree. The land as a whole incorporates a dell with a pond and small natural stream running down the centre surrounded by trees and fencing, there is an additional pedestrian gate at one of the higher points on the southern side with direct access to the common and onto the the many walks. The land is planted with a historic orchard of apple and pear trees, and has mown paths that take you around the plot to various vantage points, the higher regions having views towards the Severn Valley. The land is deliberately left as partially wild, encouraging natural wildlife such as green woodpeckers, trees and plants. A real haven of bird song, natural beauty, peace and tranquillity.

**DIRECTIONS**

POSTCODE - HR8 1ET situated on the A438 passing Eastnor Castle (RHS) continue along until you see the signpost Hollybush, 200 yards approx. on your left you will see a red mail box which sides the road and a green triangular area, take a left here passing All Saints Church. Access to the property is via "common land", continue along the track you will see the farm opposite, take the immediate left turn and you will see a wrought iron gate leading to the property. Then you get to the gate for Bumblebee Hall - proceed through the gate, closing it behind you and follow the track to the second gate into Cider Mill Barn. Alternatively, you could park by the church on the road, and walk the track, or take the footpath over the common to the rear pedestrian gate. The viewing agent will arrange meeting points if required. Viewings are strictly by accompanied appointment via the agent, Allan Morris, Malvern on 01684 56411

**what3words**

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**ADDITIONAL INFORMATION**

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity is connected. Water is via a borehole. Drainage is private. Central heating is Oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Herefordshire District Council (01432 260000); at the time of marketing the Council Tax Band is: C

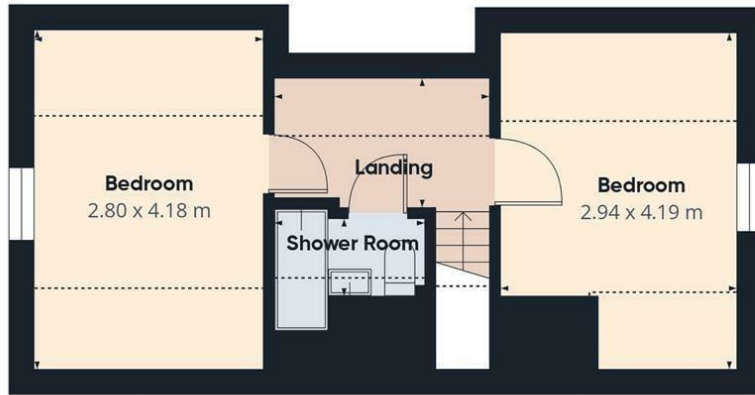
ENERGY PERFORMANCE RATINGS: Current: E57 Potential: A98

**ASKING PRICE**

£495,000



Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

98.9 m<sup>2</sup>

**Reduced headroom**

13.4 m<sup>2</sup>

(1) Excluding balconies and terraces

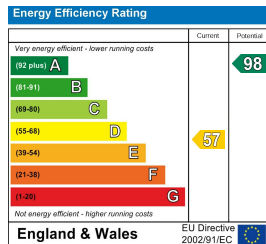
Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**EPC**



**Material Information Report**



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