



Blackway House

Lower Eggleton, Ledbury, Herefordshire, HR8 2UN

COUNTRY & CLASSIC

Blackway House

Substantial Detached Five Double Bedroom Period House with Beautifully Proportioned Rooms Throughout. Separate Two/Three Bedroom Cottage, Further Outbuildings including Coach House & Large Barn Offering Annexe Potential (subject to PP). Nearly 16 Acres of Extensive Landscaped Gardens, Pasture Land & Woodland. Situated in a Rural Position with Fabulous Far Reaching Views Close to Ledbury

THE HOUSE – Ground Floor

- Traditional Enclosed Porch with Seating opening to Entrance Hall with Tiled Floor and Oak Staircase
- Large Farmhouse Kitchen with 4 Door Oil Fired Aga & Fitted Units, Wood Floor
- Double Aspect Sitting Room with Fireplace & Woodburner, Original Wood Floor and Wooden Shutters to Windows
- Large Reception Room with Bay Window & French Doors to Garden, Original Shutters, Wood Floor & Woodburner. Complete with Second Contemporary Kitchen Island with Induction Hob
- Further Small Sitting Room
- Ground Floor Bedroom with Original Fireplace & Built in Pine Cupboards & Original Shutters
- Downstairs Shower Room
- Large Utility Room with Belfast Sink
- Back Stairs and Back Door to Inner Courtyard

THE HOUSE – First Floor

- Main Bedroom, Double Aspect with Original Floorboards & Shutters & Large Ensuite Shower Room
- Second Double Bedroom with Fireplace & Original Shutters & Large Ensuite Shower Room
- Three Further Double Bedrooms with Period Features
- Family Bathroom with Separate Shower
- Airing Cupboard & Large Store Cupboard

THE HOUSE – Cellars

- Extensive Cellars including Wine Cellar
- Accessed from House & Courtyard





Blackway House



Approx. Gross Internal Floor Area
Main House = 4056 sq. ft / 376.91 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Cottage, Coach House & Stable Barn



Approx. Gross Internal Floor Area

Main House = 1072 sq. ft / 99.67 sq. m

Coach House = 429 sq. ft / 39.86 sq. m

Stable Barn = 990 sq. ft / 91.98 sq. m

Store = 264 sq. ft / 24.60 sq. m

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THE OUTBUILDINGS

The Stable Barn

- Grade II Listed
- Comprising Two Stables with Original Cobbled Floor, Wooden Stall Dividers & Mangers
- Stable Barn/Original Large Tack Room
- Hayloft Over
- Large Brick & Stone Attached Barn Behind with Original Timbers

The Coach House

- Coach House with Two Sets of Double Doors
- Adjacent Store Room
- Large Stable
- Adjacent Store Room
- Central Archway through to Garden & Fields

The Pig Sty

- Situated at the Bottom of the Garden
- Divided into Two and Currently Serving as Wood Store

Pole Barn

- Situated in the Fields



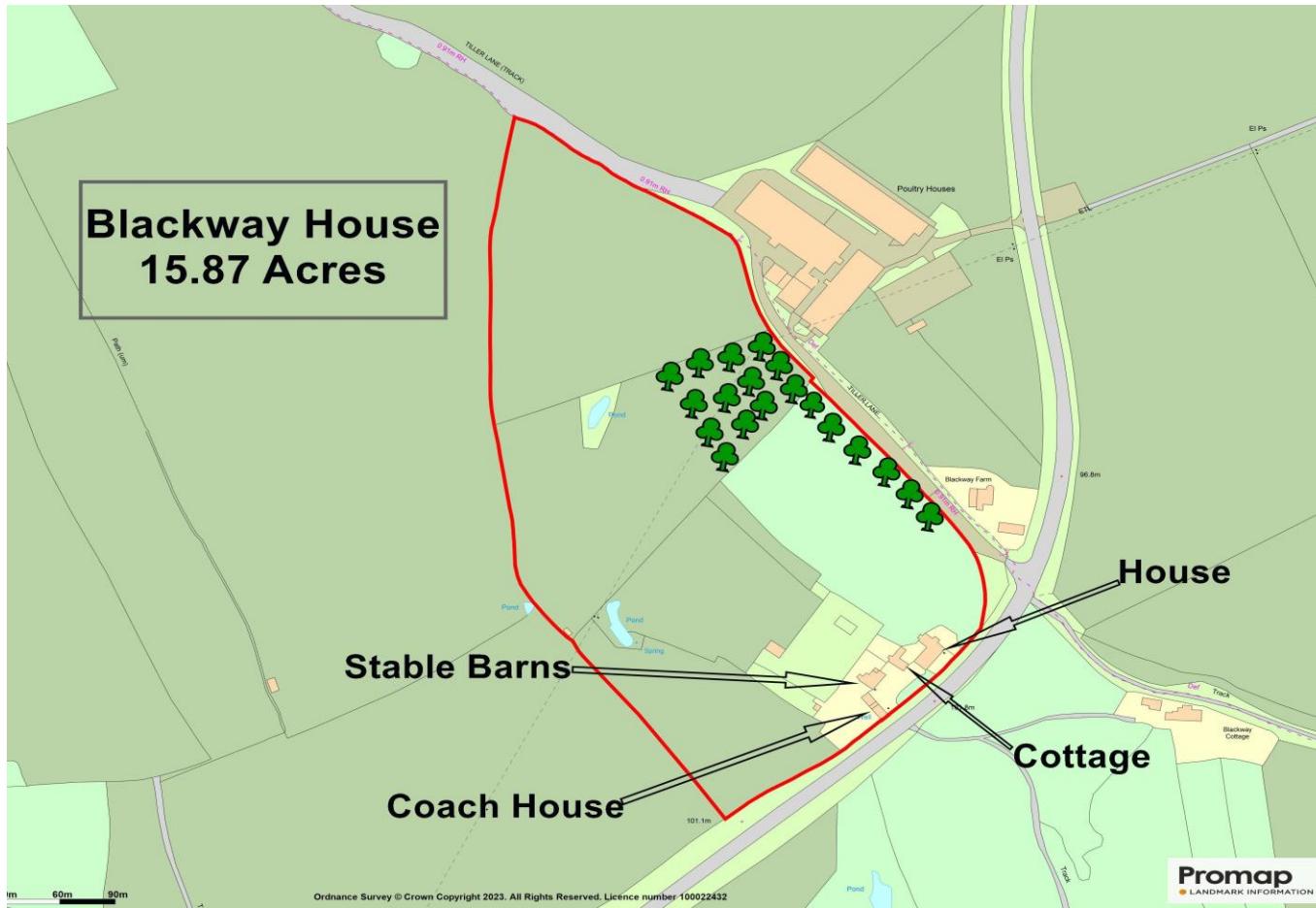
THE COTTAGE

- Farmhouse Style Kitchen, Double Aspect with Deep Stone Windowsills, Oil Fired Aga
- Sitting Room, Double Aspect with Inglenook Fireplace & Contemporary Woodburner
- Second Reception Room/Ground Floor Bedroom, Contemporary Woodburner. Stable Door to Inner Courtyard. Vaulted Ceiling with Sleeping Loft/Storage Over
- Downstairs Bathroom
- Main Bedroom with Vaulted Ceiling, Cruck Beam & Stripped Wood Floor
- Second Double Bedroom with Vaulted Ceiling
- Pretty Contemporary Bathroom with Feature Exposed Stone Wall & Large Velux Window

THE OUTSIDE

- Approx 11.5 Acres of Grassland with Water & Electric (Spring Fed). Divided into 4 Paddocks all with Restored Hedgerows
- Second Road Access to Fields
- Two Ponds
- Beautiful Landscaped Mature Garden
- Well Stocked Borders & Beds
- Sweeping Lawns
- Pretty Front Cottage Garden
- Large Productive Vegetable Garden with Fruit Cages
- Orchard Area
- Pretty Footbridge Leading to Large Decking/Entertaining Area
- Two Acres of Woodland with Woodland Walk with Woodchip Path and Sunken Fairy Garden
- Front Drive with Central Cider Stone
- Inner Courtyard with Greenhouse







THE SITUATION

- Situated in a Rural Position Enjoying Far Reaching Views
- 8 Miles to Ledbury with Shops & Local Amenities & Mainline Train Station
- 7 Miles to Bromyard with Shops & Local Amenities
- 10 Miles to Hereford
- 16 Miles to Worcester
- 13 Miles to M50 Junction 2
- 19 Miles to M5

PRACTICALITIES

- Mains Electricity & Water
- Oil Fired Central Heating
- Double Glazing Throughout the House, Part Double Glazed in Cottage
- Private Drainage
- Full Fibre Broadband is Available
- Council Tax Band F- Herefordshire Council

POSTCODE & DIRECTIONS

What3Words: overruns.yards.clicker

HR8 2UN From Ledbury take the B4214 towards Bromyard. Travel for 7.4 miles. Turn left on the A4103 towards Hereford. After 1.5 miles the property is on the right hand side opposite a track. Please use second entrance by the Coach House

VIEWING ARRANGEMENTS

Strictly by appointment with the agents:
Country & Classic: 01531 888388



COUNTRY
&
CLASSIC

Tel: 01531 888388 or 07879 630396

Email: enquiries@countryandclassic.co.uk





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