



The Shelter

Burtons Lane, Wellington Heath, Ledbury, Herefordshire, HR8 1NF



COUNTRY & CLASSIC

The Shelter

Stunning New Eco Build, Uniquely Designed Four Bedroom Home. Finished to an Exceptional Standard Offering Spacious & Light Rooms Throughout. Bifold Doors Opening Out onto Terraced Balconies with Touches of Treetop Experience. Thermo Efficient with Sedum & Wildflower Roofs. Triple Garage & Substantial Garden & Outside Space. Situated in an Elevated South West Facing Position with Views Over Orchards Located within the Picturesque Village of Wellington Heath, Close to the Historic Market Town Ledbury

THE PROPERTY

- Large Entrance Hall with Full Length Windows to Front & Internal Door to Extensive Garage. Crittal Style Doors to:
- Inner Hallway with Bespoke Oak & Steel Staircase with Glass Balustrade Continuing Up Through All Levels
- Stunning Contemporary Open Plan Kitchen/Dining Room, Fully Fitted White Gloss Kitchen Units & Quartz Worktops. Breakfast Island with Induction Hob, Two Electric Ovens, Integrated Fridge, Freezer, Dishwasher & Wine Fridge. Integrated Sink with Boiling Water Tap
- Large Dining Area with Large Picture Window & Bifold Doors Opening onto Expansive Balconied Terrace
- Fabulous Multi Faceted Sitting Room with Feature Inset Stovax Woodburner & Adjacent Wood Stack. South West Facing with Bifold Doors Opening to Second Balconied Terrace Area Giving a Feeling of Treehouse Living
- Tranquil Study Space with Outreaching Views
- Main Bedroom with Large Sky Lantern & Window Overlooking Sedum Roof, Large Walk Through Dressing Room & Luxurious Ensuite Bathroom with Double Basin Unit, Contemporary Free Standing Bath & Walk In Shower
- Second Double Bedroom with Large Picture Window, Luxurious Ensuite Shower Room with Double Basin Unit
- Third Double Bedroom with Ensuite Shower Room
- Fourth Double Bedroom also Suitable as Office or Gym
- Large Family Bathroom with Waterfall Shower Over Bath
- Utility Room & Downstairs Shower Room

THE OUTSIDE

- Two Superb Terraced Balconies with Glass Balustrades & Porcelain Paving. Wrap Around Comfort Lighting
- Three Car Integrated Garage with Plant Room & CCTV System
- Sedum & Wildflower Roofs. Landscaped Gardens with Mature Trees & Large Lawn, Terracing, Slate Chip Paths & Steps
- Large Paved Parking Area Suitable for Five Cars

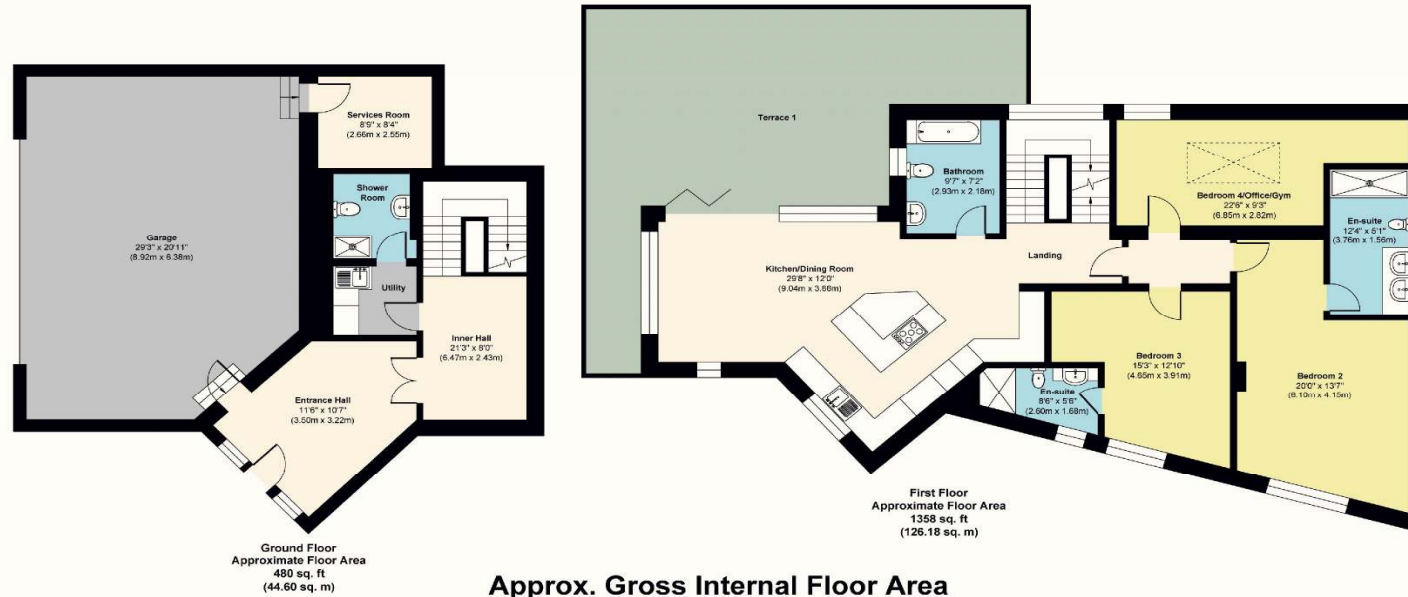
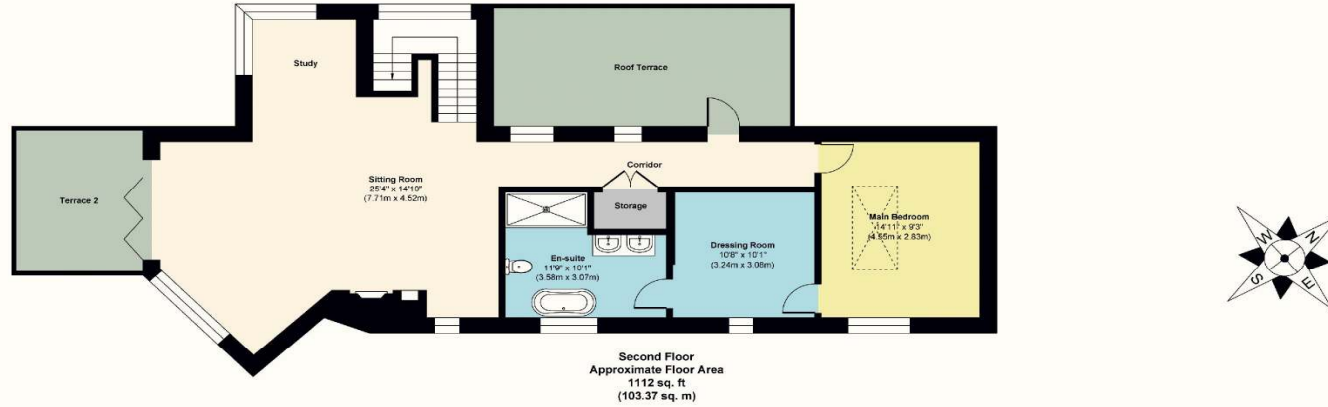




FLOOR PLANS

Total Approx. Floor Area 3532 Sq. Ft. (328 Sq. M.)

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Approx. Gross Internal Floor Area
Main House = 2950 sq. ft / 274.15 sq. m
Garage = 582 sq. ft / 54.08 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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Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185





THE SITUATION

- Rural Location within the Village of Wellington Heath with Popular Village Pub within Walking Distance
- Excellent Rural Walks from the Door
- Views Over Orchards & Countryside towards Marcle Ridge & Black Mountains
- Just 2.5 miles to Market Town of Ledbury with Shops, Amenities & Mainline Station
- Great Malvern 7.5 Miles, Hereford 15 Miles, Worcester 17 Miles
- M50 Junction 2 – 7 Miles

PRACTICALITIES

- Council Tax Band tbc – Herefordshire Council
- 10 Year Build Warranty via Build Zone
- Air Source Heat Pump – Underfloor Heating Throughout
- 4.5 kWp Solar PV Panels
- Mains Electricity & Water
- Private Drainage
- Broadband – Satellite System
- CCTV System & Lutron Smart Home System

DIRECTIONS

What3Words: fetch.suppers.myths

HR8 1NF -From Ledbury head past the station and take the B4214 towards Bromyard. After 2 miles turn right by a large layby onto Burtons Lane signed to Wellington Heath. Continue up the lane for approx. ¾ mile and the property will be on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.


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