



Period Cottages at Hollybush, Ledbury, Herefordshire

Exciting and rare opportunity – a pair of authentic thatched cottages on the Malvern Hills



1.4 Acres

GRANT
& Co

LOCATION

Ledbury 4½ miles, Malvern 8 miles, Worcester 15 miles, Ross-on-Wye 16½ miles, Hereford 18½ miles, Cheltenham 19 miles, Monmouth 24 miles, Birmingham 45 miles

 **Road:** M50 (Jct 2) 4½ miles, M5 (Jct 8) 15 miles

 **Railway:** Ledbury, Malvern & Worcester Parkway

 **Airport:** Bristol (58 miles) & Birmingham (59 miles)

SUMMARY OF FEATURES:

- Two thatched Grade II Listed, semi-detached cottages
- For Sale by Informal Tender – as a whole or two properties
- Unmodernised and requiring investment/renovation
- Scope for amalgamation and/or extension (subject to consents)
- Extensive grounds and good access
- Fabulous setting on the Malvern Hills (an AONB)

In all 1.4 Acres

SITUATION

These properties are tucked away in the rural hamlet of Hollybush, which lies within an Area of Outstanding Natural Beauty at the southern end of the Malvern Hills, not far from the popular market town of Ledbury. 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.

THE PROPERTIES

Hollybush Top and **Hillview** are a pair of semi-detached, thatched, Grade II Listed Cottages. They are located at the top of Hollybush, on the edge of the Eastnor Estate. This is a stunning location within the Malvern Hills, an Area of Outstanding Natural Beauty (AONB).

- These authentic Estate cottages are vacant and offered for sale with no onward chain. They are unmodernised and offer a unique and economical entry to a stunning location.
- Available as a whole or two modest-sized cottages, this opportunity is not for the fainthearted. The properties are priced to reflect their unmodernised condition and Listed status. Any significant work will require Listed Building Consent.
- Hollybush Top has been vacant for a number of years and Hillview has recently been vacated.



Approx. Gross Internal Floor Area
Main House = 886 sq. ft / 82.29 sq. m
Store = 103 sq. ft / 9.60 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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THE PROPERTIES (continued)

- Mains water and electricity are connected, and drainage is shared to a private septic tank within the grounds, which we believe to be compliant with current regulations.
- The cottages are set well back from the public road and have generous grounds of 1.4 acres. This is gently sloping land, rising more prominently behind the cottages, towards Ragged Stone Hill.
- Accommodation is basic and comprises two bedrooms, one bathroom, kitchen and living room/s for each cottage. The bathrooms are ground floor extensions, Hollybush Top with external access (see floor plans).

FOR SALE BY INFORMAL TENDER

The tender process is detailed in a separate enclosure to this brochure. We hope interested parties will find this clear and straightforward, but should you have any queries, please speak to the Agent at your earliest opportunity.

The legal tender pack will be available from the Vendors solicitor by mid-August, on request (supplied at a charge) and will also be available to view at the Grant & Co office in Ledbury, by appointment.

MATERIAL INFORMATION

Services: Mains electricity & water, private drainage to a shared septic tank. There is no central heating.

Broadband: Not currently connected but super-fast fibre available via BT (50 – 900 mbps d/l speeds).

Mobile Phone Signal: Good via Vodafone plus 4G reception.

Local Authority: Malvern Hills District Council: 01684 862413.

Council Tax Bands: Hollybush Top rated "D" (£2,393 in 2024/5), Hillview rated "C" (£2,071 in 2024/5).

Tenure: Freehold.

Construction: Timber framed with brick and rendered elevations under a thatched roof. Brick single storey bathroom extensions under clay tile roofs.

Thatch: A quote has recently been provided for renovation of the roof where necessary.

Listing: The properties are Grade II Listed.

Planning Permission: None applicable.

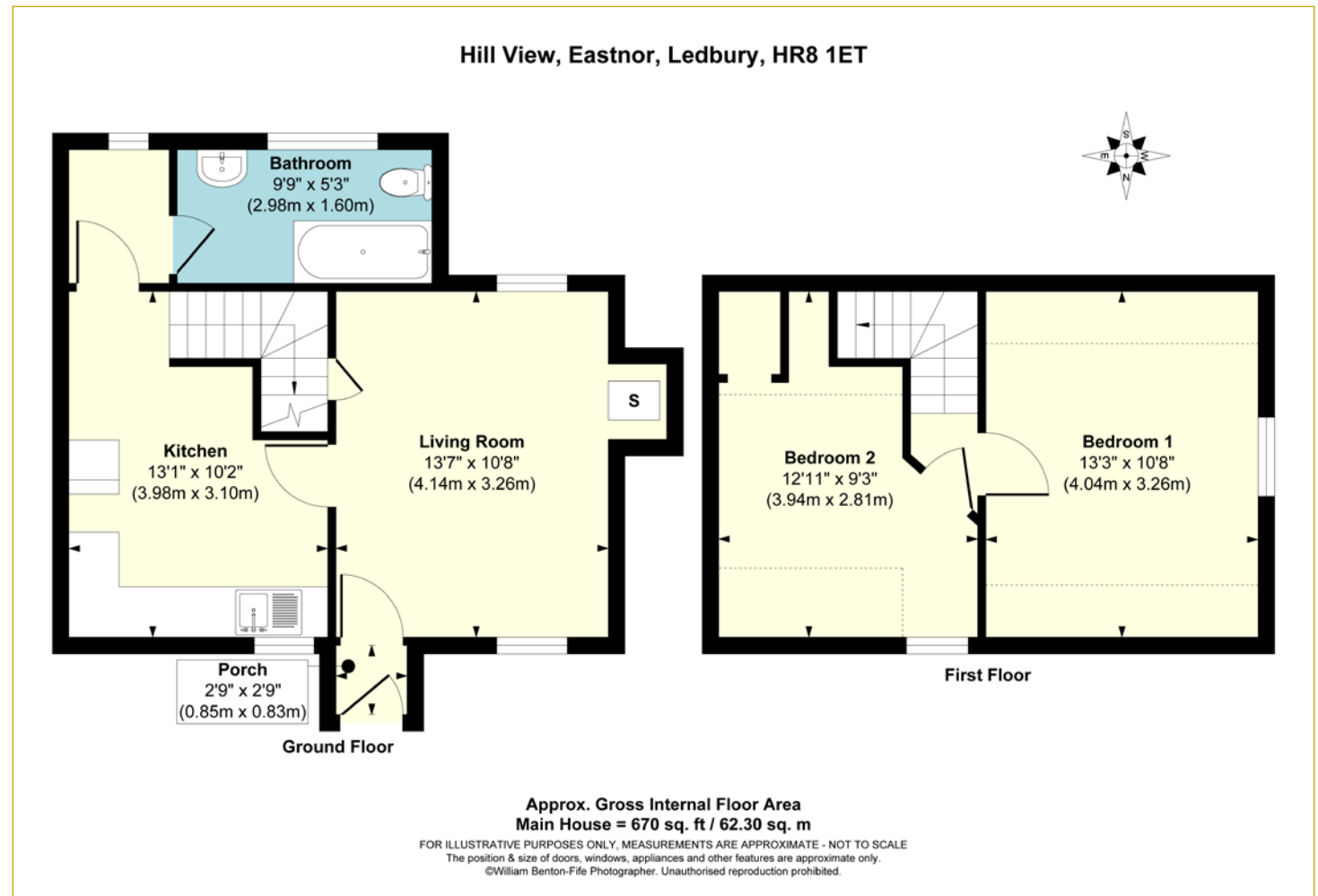
EPC Rating: Hollybush Top is "G", Hillview is "E".

Flood Risk: There is no risk of flooding.

Access: Direct from a public highway.

Rights of Way: No public rights over this property.

Restrictive Covenant: There can only be two dwellings on this site.



MATERIAL INFORMATION (continued)

Conservation Area/AONB: These properties are within the Malvern Hills AONB but outside of the SSSI.

Vendors Solicitor: Frank Smith & Co Solicitors, FAO: Tim Williams at Essex House, 18 Rodney Road, Cheltenham, Gloucestershire, GL50 1JJ.

GENERAL INFORMATION

Schools:

Primary: Eastnor, Bromesberrow, Ledbury. Further information is available at: www.herefordshire.gov.uk

Secondary: Ledbury. Further information is available at: www.herefordshire.gov.uk

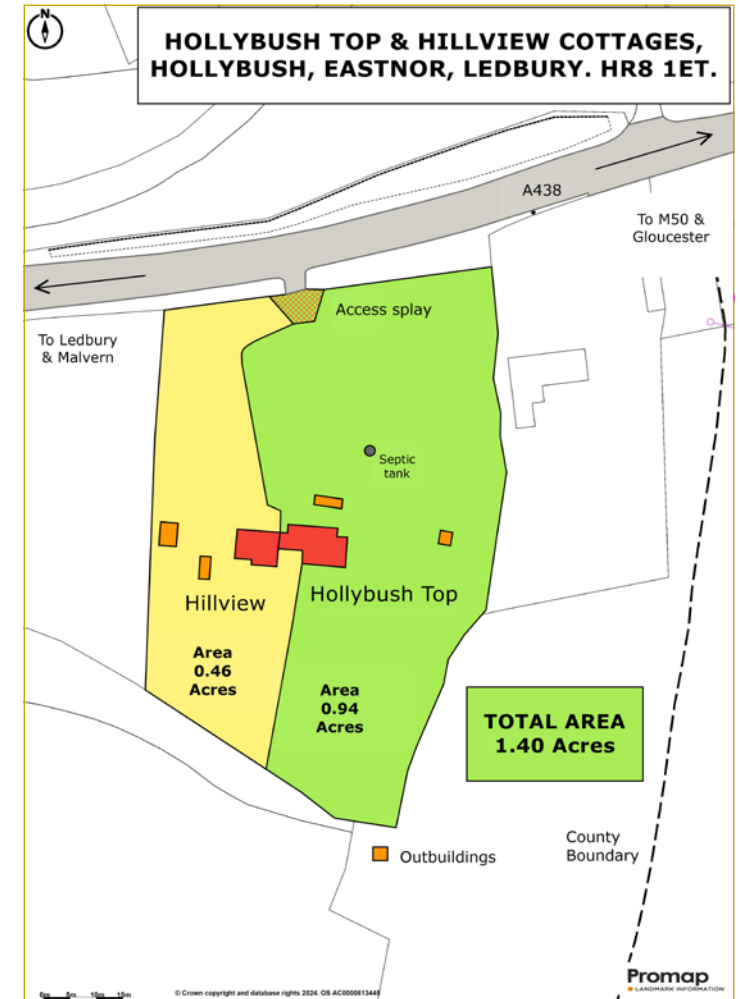
Independent: Colwall, Malvern, Hereford, Worcester, Cheltenham & Gloucester all have some outstanding independent schools. Further information available at: www.isc.co.uk

Local:

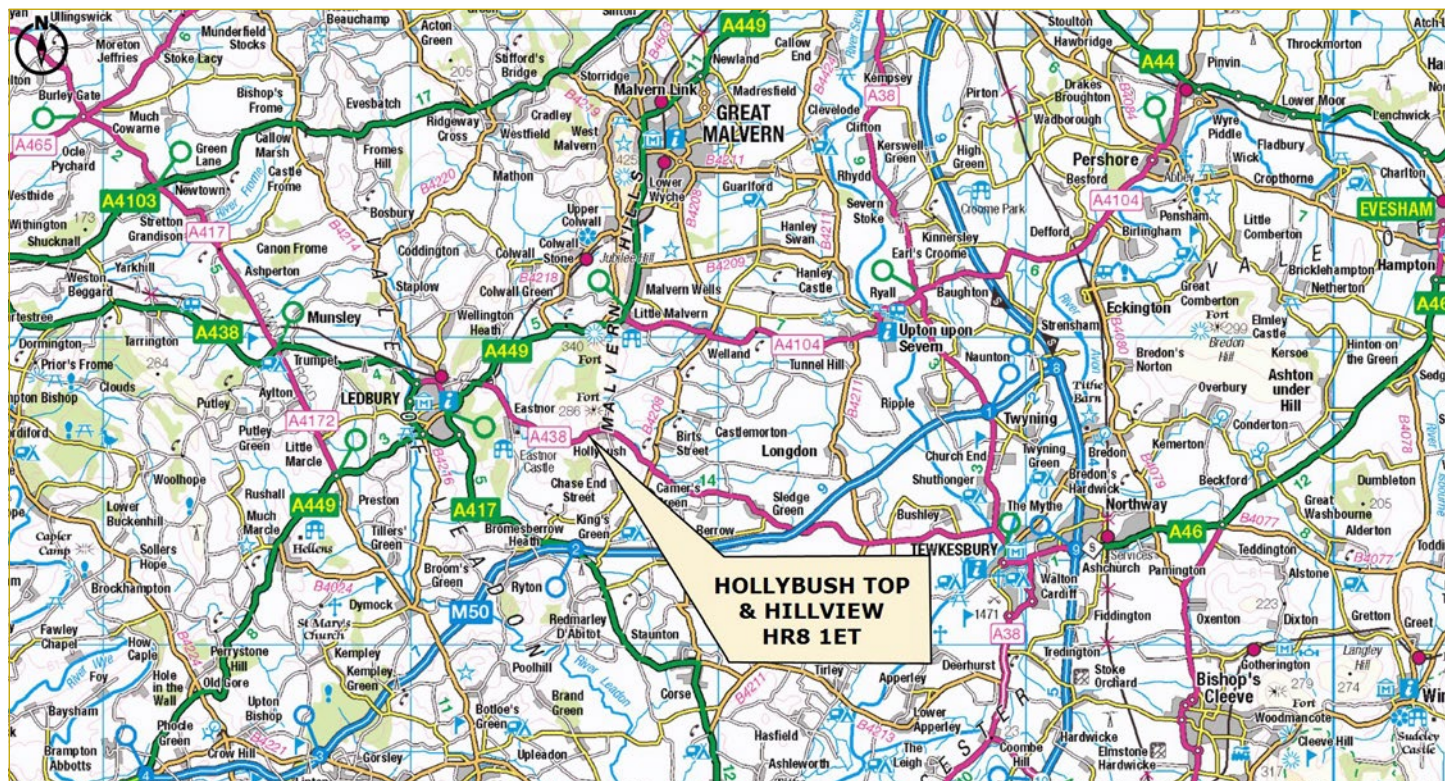
Hollybush is situated on the southern end of the Malvern Hills and sits between Ragged Stone Hill and Midsummer Hill, close to Whiteleaved Oak, all part of the Malvern Hills range. The nearby village of Eastnor has a church, nursery and primary schools, a cricket club, an artisan forge and a pottery. 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, with Gloucester and Cheltenham being easily accessible.

Recreational:

This area provides a wealth of sporting and recreational opportunities including many fine walks and rides. There are excellent walks across the Malvern Hill, around the Deer Park on Eastnor Estate and on Hollybush and Castlemorton Commons nearby. The surrounding area offers a wide range of outdoor sports and activities, with the Wye Valley also being within easy access. Ledbury has popular tennis and rugby clubs, a leisure centre and swimming pool, and is also renowned for its annual Poetry Festival. There are a range of golf clubs within easy access and a leisure spa at Malvern, which also has a renowned Theatre. The Three Counties Showground, near Malvern, hosts a wide variety of year-round events, from national garden shows, concerts & antique fairs to agricultural and equestrian events. Eastnor Castle is also nearby and is seasonally open to the public, offering a wide range of events through the year.







DIRECTIONS - HR8 1ET

From Ledbury: Take the A449 Worcester Road towards Malvern. After 1.3 miles, take the first right-hand fork signposted A438 Eastnor/Tewkesbury. Proceed on this road, passing through the village of Eastnor and continue for about 2 miles and pass over the Hollybush hilltop. As you start to head downhill, the entrance to these properties is immediately on your right side, by the County boundary sign/BT cabinet. See the For Sale sign.

What3Words: ///toast.forever.supported

VIEWINGS

By prior appointment via **Grant & Co** on **01531 637341**.

Agents Note: For details of Agents Obligations and Disclaimers, please visit the Agents website: www.grantco.co



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