



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band 'C'

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

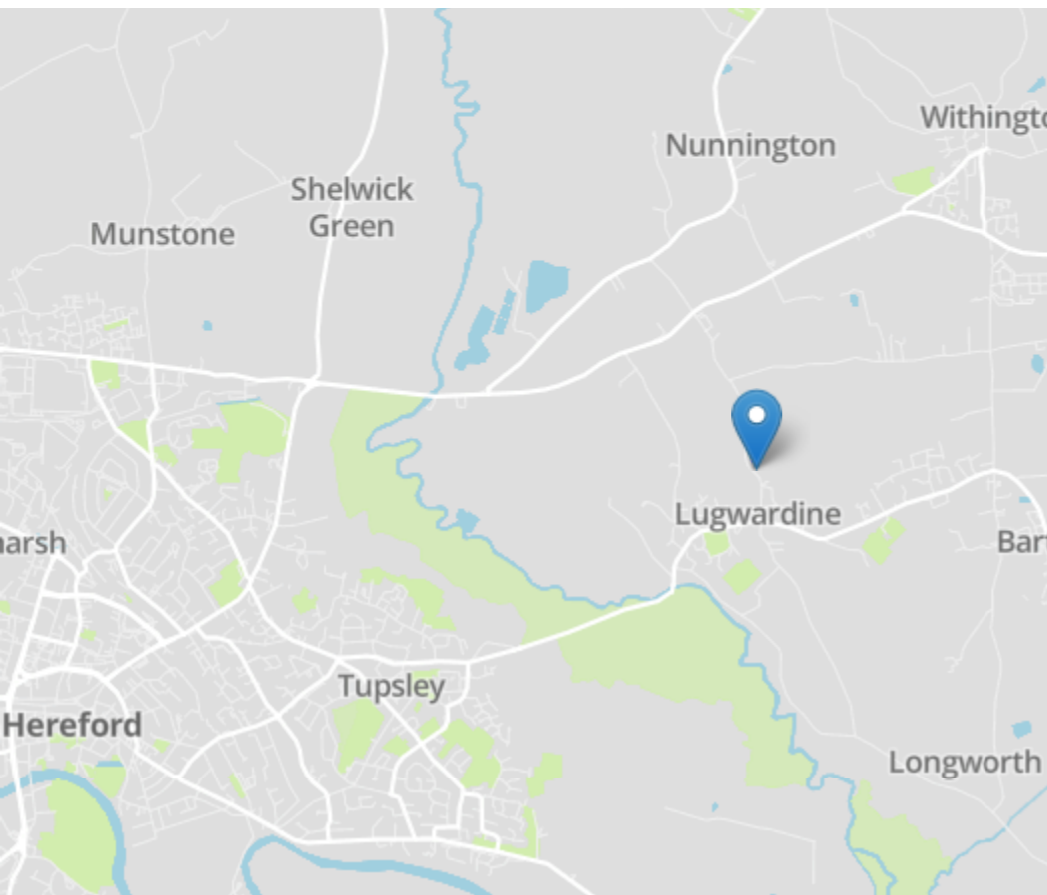
The Glebe, Lumber Lane  
Lugwardine Hereford HR1 4AQ

**£385,000**



**DIRECTIONS**

Proceed out of Hereford on the A438 towards Ledbury. In the village of Lugwardine opposite the Church turn left into Lumber Lane. After a short distance, the property will be found on the right hand side as indicated by the Agent's For Sale board. For those who use 'What3words' //orange.inch.bookshelf



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	80
(39-54)	E	54
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

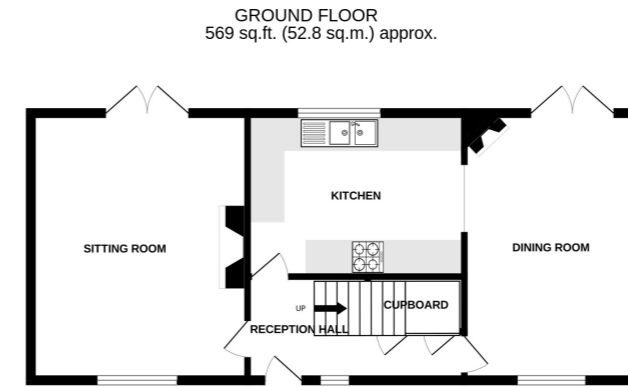


- Popular village location • Three bedrooms • Ensuite to Master Bedroom • Off Road Parking • Terraced gardens • Gas fired central heating and double glazing.

Hereford 01432 343477

Ledbury 01531 631177





TOTAL FLOOR AREA: 1134 sq.ft. (105.4 sq.m.) approx.  
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## OVERVIEW

A period attached country home in this delightful popular locality, only 3 miles east of Hereford City, and having outstanding elevated gardens forming a real feature of this property with fantastic unspoilt views across Herefordshire countryside. Enjoying a host of period features plus double glazing and gas fired central heating, this property is a must for someone who wants a property with a huge amount of character.

Lugwardine and its adjoining village of Bartestree enjoys a host of amenities to include sought after primary and secondary schools, chip shop, shop, 2 public houses/restaurants and for those who require it there is a regular bus service to and from Hereford City. Both villages enjoy an array of public footpaths, making it an ideal area for those who enjoy countryside walks.

In more detail the property comprises:

### Ground floor

#### Entrance Porch

With front door leading to:

#### Reception Hall

With large under stairs storage, plus additional cloaks storage, pine flooring, and radiator.  
Strip pine door to:

#### Sitting Room

4.87m x 3.95m (16' x 13')

With pine flooring, coving, radiator, dado rail, feature fireplace with ornate surround, and french doors opening onto rear terraced garden with further access onto the rear garden.

#### Kitchen

3.95m x 2.97m (13' x 9' 9")

Beautifully presented with a traditional farmhouse style kitchen, with oak worktops comprising double bowl Belfast type sink with mixer tap, storage beneath, space and plumbing to the side for washing machine and dishwasher, large dresser type unit with glass fronted display cabinets all with inset lighting, plus further storage to the side, space for range style cooker (which could be purchased subject to separate negotiation), further base units with cupboards and drawers below, large stainless steel extractor canopy, window with outlook to the rear, and vertical radiator.  
Walk through to

### Dining Room

4.85m x 3.15m (15' 11" x 10' 4")

Also having a separate further access directly off the reception hall, having pine flooring, coving window to front elevation, radiator, corner fireplace with open grate and ornate surround, and french style doors giving access to the rear.

Stairs from the reception hall lead to:

### first floor

#### Spacious Landing

With window to front, and access to roof space.  
Door to:

#### Bedroom 1

3.94m x 3.60m (12' 11" x 11' 10")

A delightful room with pine flooring boarding, period corner fireplace, picture rail, and window with pleasant outlook to the front towards Hereford City and the surroundings.

#### Bedroom 2

4.85m x 3.15m (15' 11" x 10' 4")

With radiator, power points, window with outlook to the front and this room enjoys a full en-suite facility.

#### En-Suite Shower Room

Having corner shower with tiled surround, underfloor heating, pedestal wash hand basin, low flush WC, half tiled walls, extractor fan and window.

#### Bedroom 3

2.84m x 2.90m (9' 4" x 9' 6")

With period corner fireplace, radiator, pine flooring, coving and window to rear.

#### Family Bathroom

With traditional claw and ball roll top bath, shower over, glazed screen to the side, London brick tiled surround, pedestal wash hand basin, period radiator/towel rail, low flush WC, extractor fan, part tiled walls and window.

## OUTSIDE

The property is approached from Lumber Lane, where there is a tarmacaded parking area at the side of the property, providing parking for at least one vehicle and from here there is a wood storage area at one end. The front of the property there is a gravelled area providing a further parking area for a smaller vehicle and from here there is access to the front door. There is a large timber gated entrance from the parking area at the side of the property which leads around to the rear, but the terraced rear garden can also be accessed from the property. Directly off the rear of the property is a courtyard area with raised well stocked shrubbery borders with a variety of shrubs and from here steps then lead up with beautifully manicured gardens either side leading to a superb elevated garden area at the top of the garden which forms a delightful feature and enjoys outstanding magnificent views towards Hereford City and beyond. The gardens have been lovingly created in a landscaped way to form a creation that forms a series of hidden gardens incorporating outside garden areas including summer houses, and all benefitting full electric. The garden then meanders down to a further garden area with two further outside garden stores, vegetable gardens with raised beds, fruit trees, greenhouse, a series of pathways leading to a further lawned garden, large decking area providing the ideal place to sit and enjoy the evenings. Plus

adjoining this is a further decking area which is ideal for BBQ's, summer house, various ornamental features, a huge selection of trees including silver birch, olive etc and a mature grape vine.

### Summer House number 1

With sitting area and glass windows which enjoy countryside views, power and light.



## At a glance...

- Sitting Room 4.87m x 3.95m (16' x 13')
- Kitchen 3.95m x 2.97m (13' x 9' 9")
- Dining Room 4.85m x 3.15m (15' 11" x 10' 4")
- Bedroom 1. 3.94m x 3.60m (12' 11" x 11' 10")
- Bedroom 2. 4.85m x 3.15m (15' 11" x 10' 4")
- Bedroom 3. 2.84m x 2.90m (9' 4" x 9' 6")

## And there's more...

- Outstanding elevated gardens
- Character property
- Commutable east Herefordshire location
- Popular village location

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.