



## DIRECTIONS

Proceed south on Victoria Street/A49 for approx. 0.4 miles; use the left 2 lanes to turn slightly left onto Ross Road/A49, and continue for approx. 1.6 miles; at the roundabout, take the 2nd exit onto A49, and continue for approx. 2.9miles; turn right onto A466, and continue for approx. 1.5 miles; turn left onto B4348, and continue for approx. 1.4 miles; turn right, and continue for approx. 0.2 miles; turn right onto Leniston Lane, and continue for approx. 0.1 miles; turn right onto a the lane which has the restricted/right of access, and after approx. 290 ft, the property will be located



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

Oil-fired central heating, mains electricity and water, and private drainage.

### Outgoings

Council tax band 'F'.

### 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](http://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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		66
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	40	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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 of 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.

Longacre,  
Llanwarne Hereford HR2 8JE

£625,000



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Detached extended bungalow • Four bedrooms • Large garden and paddock to the rear

Hereford 01432 343477

Ledbury 01531 631177





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#### OVERVIEW

The original property has been extended and now provides beautifully presented accommodation with wood-effect UPVC double-glazing and oil central heating and briefly comprises: reception hall, shower room with WC, drawing room, dining room, kitchen/breakfast room, utility room, large garden room/conservatory, four bedrooms, bathroom and double a carport. Longacre stands in beautifully maintained formal gardens and an enclosed paddock and the extends to approximately one acre. This outstanding detached bungalow occupies a peaceful, secluded and elevated location on the edge of the Village of Llanwarne which is one of south Herefordshire's most sought after locations lying between the Cathedral City of Hereford (approx. 8 miles) and the Market Towns of Ross-on-Wye (approx. 7 miles) and Monmouth (approx. 9 miles) with the M50 Motorway (junction 3) at Ross providing excellent communications to the Midlands and also to South Wales. Within the nearby Village of Wormelov there are a range of amenities which include a shop, public house, cricket field and bus service. There is also a primary school at Much Birch, The Steiner Academy at Much Dewchurch and public schools in both Hereford and Monmouth.

#### INSIDE

##### ENTRANCE HALL

The entrance hall comprises of: entry via the double glazed door to the front elevation, with obscured glass; two ceiling light points; power points; carpet flooring; a central heating radiator, and internal glazing between the dining room and entrance hall.

##### SHOWER ROOM

The shower room comprises of: tiled flooring; tiled walls; a shower cubicle with a mains shower unit; a towel radiator; spotlights; a wash hand basin with a chrome mixer tap over; a low level WC, and wall-mounted vanity space, with a feature light and mirror.

##### INNER HALL ONE

The first inner hall comprises of: a ceiling light point; loft access; two steps down, and a double glazed door to the side elevation with integral obscure glass.

##### UTILITY ROOM

2.5m x 1.7m (8' 2" x 5' 7")  
The utility room comprises of: tiled flooring; a ceiling light point; a double glazed window to the front elevation; roll top work surfaces over fitted base units; a stainless steel sink and drainer with a chrome mixer tap over; splash tiling; space and plumbing for a washing machine; space for a tumble dryer; the oil fired central heating boiler, and the electric consumer unit.

##### KITCHEN/BREAKFAST ROOM

4.5m x 3.5m (14' 9" x 11' 6")  
The kitchen comprises of: a ceiling light point; an internal glazed door leading to the conservatory; a serving hatch giving access to the dining room; a central heating radiator; tiled flooring; fitted wall and base units; an electric double oven; an electric four ring hob; a large cooker hood; space for a fridge; a sink and drainer with one and a half bowl, and chrome mixer tap over; a breakfast bar with space for three+ stools; a wealth of work surfaces, and a double glazed window to the side elevation.

##### DINING ROOM

3.6m x 4.75m (11' 10" x 15' 7")  
The dining room comprises of: carpet flooring; a ceiling light point; a serving hatch giving access to the kitchen/breakfast room; a central heating radiator; power points; a television point; a telephone point; two wall light points; double glazed patio sliding doors to the conservatory, and an opening giving access to the lounge.

##### LOUNGE

7.55m x 3.85m (24' 9" x 12' 8")  
The lounge comprises of: carpet flooring; a ceiling light point; two wall light points; a stone fireplace with a log store and open fire, within a chimney breast; built-in storage; two central heating radiators; a large double glazed window to the front elevation, and double glazed patio sliding doors leading to the conservatory.

##### CONSERVATORY

10.75m x 2.65m (35' 3" x 8' 8")  
The conservatory comprises of: tiled flooring; dual aspect double glazed windows to the rear and side elevations; three wall light points; internal blinds, and double glazed french doors to the rear elevation, giving access to the garden.

##### INNER HALL TWO

The second inner hall comprises of: carpet flooring, two ceiling light points, and loft access.

##### BEDROOM ONE

6.75m x 5m (22' 2" x 16' 5") - MAXIMUM MEASUREMENT  
Bedroom one comprises of: fitted wardrobe space with mirrors; fitted drawers and dressing table; two central heating radiators; two ceiling light points; double glazed windows to the side and rear elevations; expose stone feature wall; loft access, and carpet flooring.

##### BEDROOM TWO

4.25m x 3.7m (13' 11" x 12' 2")  
Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; fitted storage surrounding the room; two fitted dressing tables; a television point; a central heating radiator, and ample power points.

##### BEDROOM THREE

3.65m x 3m (12' 0" x 9' 10")  
Bedroom three comprises of: a ceiling light point; a double glazed window to the side elevation; fitted wardrobes and dressing space; a telephone point, and carpet flooring.

##### BEDROOM FOUR

3.15m x 2.525m (10' 4" x 8' 3")  
Bedroom four comprises of: carpet flooring; a ceiling light point; a central heating radiator; power points, and a double glazed window to the side elevation.

##### BATHROOM

The bathroom comprises of: tiled walls; tiled flooring; a wash hand basin with a chrome mixer tap over, and large vanity space beneath; a shave point; feature lighting; an extractor point; a low level WC; a central heating radiator; a double glazed window with obscure glass to the side elevation; a large bath with a chrome mixer tap over and shower attachment, as well as a folding glass screen; spotlights, and an airing cupboard which houses the electrical immersion heater.

##### OUTSIDE

##### FRONT APPROACH

The front approach comprises of: a right of access up the lane leading to gated entrance; a tarmac driveway leading to a large carport and parking area - parking for seven+ vehicles in total; a lawn space to the left-hand side, with a tree, shrubbery, rockery, and fenced surrounding; a double glazed door into the utility; on the right-hand side there are further trees, shrubbery, and flower beds; outdoor power and lighting beneath the carport; a rendered wall with a gate giving access to the side and rear of the property, and three steps leading to the double glazed door to the front elevation, giving access to the property.

##### REAR GARDEN

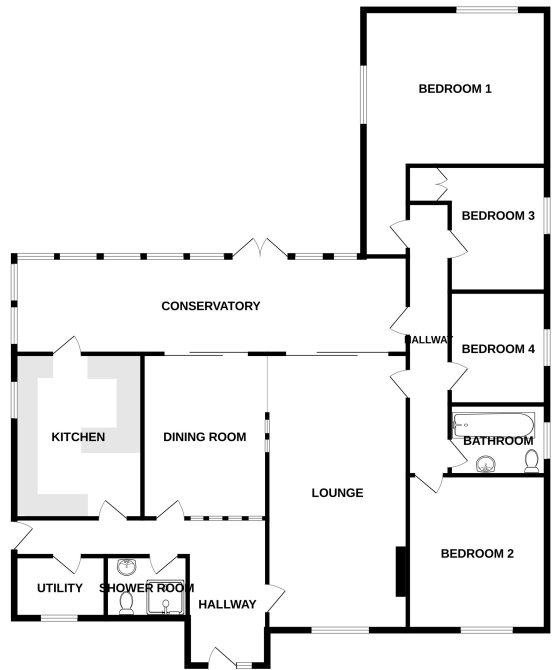
The rear garden comprises of: access via the gate from the front approach; a patio seating area; a bunded oil tank; a concrete path along the left hand side of the garden space; further patio slabs wrapping around the rear of the property; a very large lawn; multiple flower beds; multiple seating/entertaining spaces; outdoor power; outdoor lighting; a retaining stone wall; a storage shed; a wealth of trees and shrubbery; a fence, and a gate leading through to a paddock at the rear of the property.

##### PADDOCK

The paddock comprises of: gated access from the rear garden; a wealth of trees, grass and shrubbery. This is where the rest of the land that belongs to the property is.

### 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.



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### At a glance...

- ✔ UTILITY ROOM: 2.5m x 1.7m (8' 2" x 5' 7")
- KITCHEN/BREAKFAST ROOM: 4.5m x 3.5m (14' 9" x 11' 6")
- DINING ROOM: 3.6m x 4.75m (11' 10" x 15' 7")
- LOUNGE: 7.55m x 3.85m (24' 9" x 12' 8")
- CONSERVATORY: 10.75m x 2.65m (35' 3" x 8' 8")
- BEDROOM ONE: 6.75m x 5m (22' 2" x 16' 5") - MAXIMUM MEASUREMENT
- BEDROOM TWO: 4.25m x 3.7m (13' 11" x 12' 2")
- ✔ BEDROOM THREE: 3.65m x 3m (12' 0" x 9' 10")
- ✔ BEDROOM FOUR: 3.15m x 2.525m (10' 4" x 8' 3")

### And there's more...

- ✔ Large paddock to the rear of the property
- ✔ Two washrooms
- ✔ Elevated views