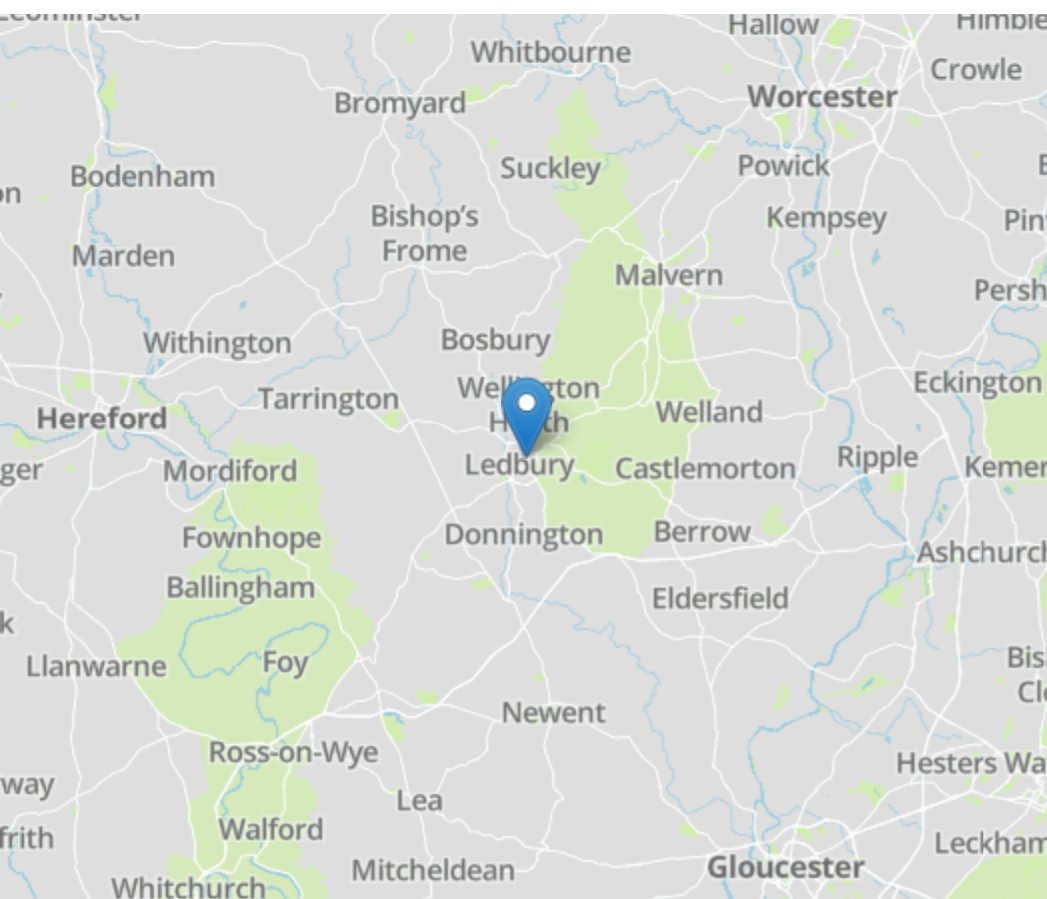




## DIRECTIONS

Proceed over Bye Street Car park and then follow the direction arrows.



## GENERAL INFORMATION

### Tenure

Leasehold.

### Services

Services: All mains services are connected.

### Outgoings

### 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

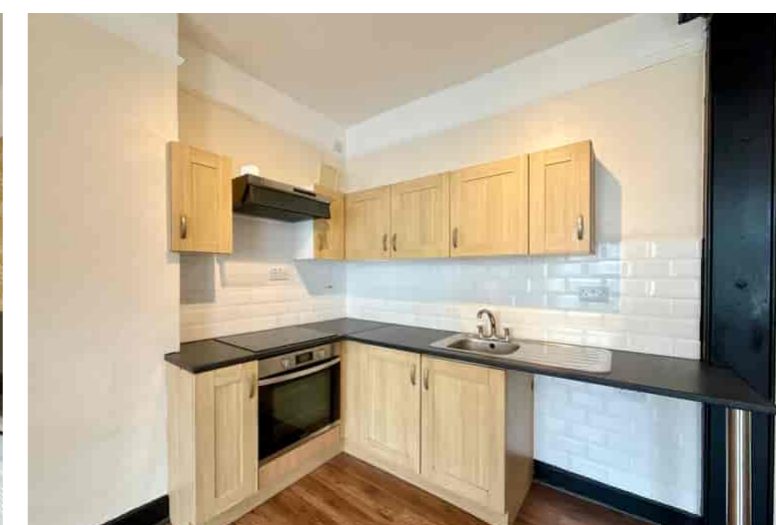
FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

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.

Flat 1, 22A The Homend  
Ledbury HR8 1BT

**£229,950**



- Set in the heart of Ledbury town centre.
- A spacious two storey flat.
- Grade II Listed.
- Four Bedrooms.
- Two Bathrooms.
- Wealth of character features throughout.
- No Onward Chain.

**Hereford 01432 343477**

**Ledbury 01531 631177**



## Flat 1, 22a The Homend

### Situation and Description

Flat 1 is situated in the heart of Ledbury town centre and is set over two floors offering a wealth of character features throughout together with large lounge/kitchen/dining room, four bedrooms and two bathrooms.

In more detail the accommodation comprises:

### First Floor

#### Entrance Hall

with understairs storage area, doors to:

#### Utility Room

4' 11" x 9' 5" (1.50m x 2.87m) with window to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for washing

machine and tumble dryer, eye level wall cupboards, tiled splashbacks, low flush w.c..

#### Lounge/Kitchen/Dining Room

17' 8" x 17' 5" (5.38m x 5.31m) with two sash windows to front, original fireplace with open grate, electric panel heater, exposed wall and ceiling beams, power points. Kitchen Area: with range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring electric hob with oven under and extractor hood over, range of eye level wall cupboards, space for fridge, tiled splashbacks, power points, laminate flooring.

### Second Floor

#### Landing

with skylight, exposed wall and ceiling beams. Doors to:

#### Master Bedroom

15' 1" x 17' 3" (4.60m x 5.26m) with feature vaulted ceiling, two windows to rear, two radiators, power points, wealth of exposed wall and ceiling beams.

#### Bedroom Two

9' 4" x 11' 1" (2.84m x 3.38m) with window to front, exposed wall and ceiling beams, power points, door to:

#### En-Suite

with panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator.

#### Bedroom Three

8' 7" x 18' 4" (2.62m x 5.59m) with skylight, radiator, power points, vaulted ceiling, feature wall and ceiling beams.

#### Bedroom Four

9' 8" x 9' 0" (2.95m x 2.74m) with

skylight, radiator, power points.

#### Bathroom

with skylight, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, extractor fan.

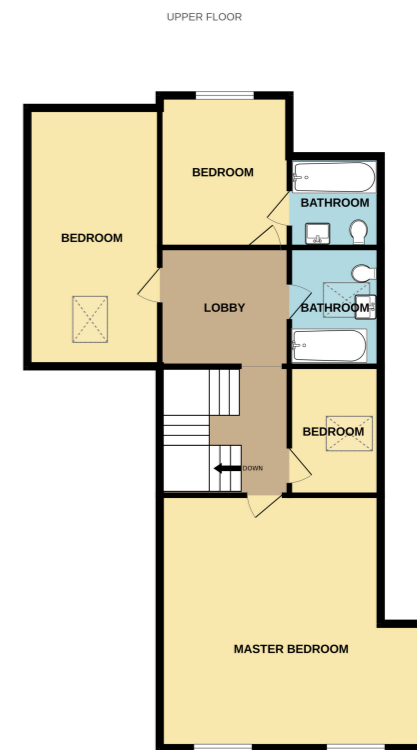
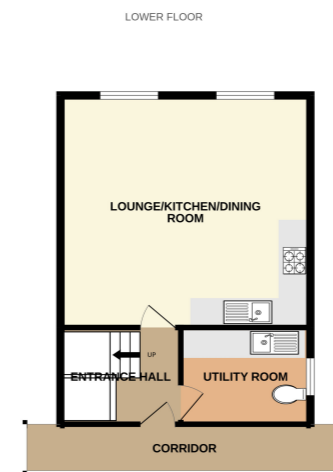
### Outside

#### Access

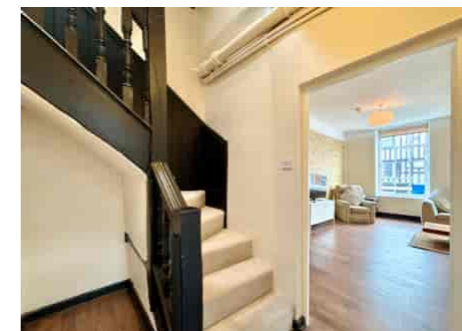
The property has a pedestrian right of access to the side of a parking area at the rear of the building specifically reserved for the Homend Haberdashery.

### Like the property?

Just call into the office or give us a call on 01531 631177, 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  
4'11 x 9'5 (1.50m x 2.87m)
- ☒ Lounge/Kitchen/Dining Room  
17'8 x 17'5 (5.38m x 4.31m)
- ☒ Master Bedroom  
15'1 x 17'2 (4.60m x 5.26m)
- ☒ Bedroom Two  
9'4 x 11'1 (2.84m x 3.38m)
- ☒ Bedroom Three  
8'7 x 18'4 (2.62m x 5.59m)
- ☒ Bedroom Four  
9'8 x 9' (2.95m x 2.74m)

### And there's more...

- ☒ Set in the heart of Ledbury town centre.
- ☒ Spacious Two Storey Flat.
- ☒ Grade II Listed.
- ☒ Four Bedrooms.
- ☒ Two Bathrooms.
- ☒ Wealth of Character Features Throughout.
- ☒ No Onward Chain.