



Harlyn, New Street  
Ledbury HR8 2EL

**£425,000**



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band E

**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

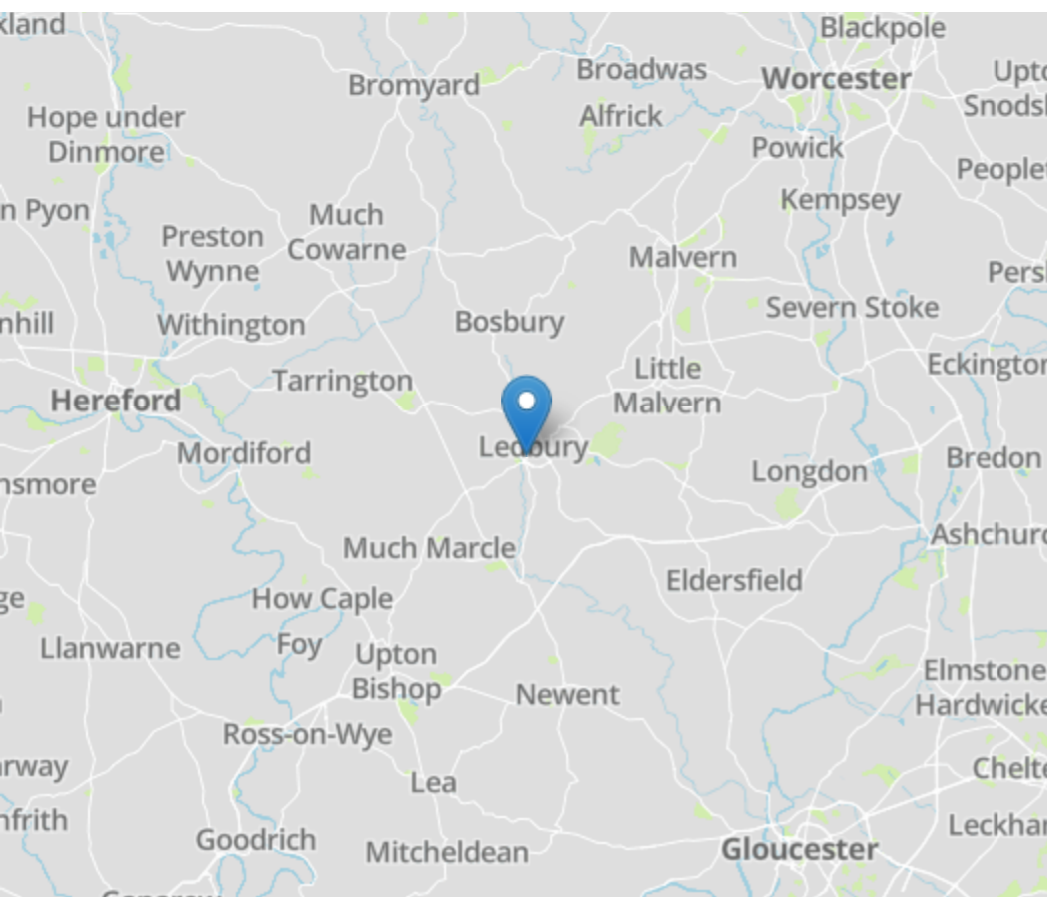
FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

**DIRECTIONS**

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road, at the roundabout take the first exit onto Leaddon Way, at the next round about take the first exit into New Street and Harlyn can be found on the left hand side.

WHAT THREE WORDS: Wedge. entire. shadowed



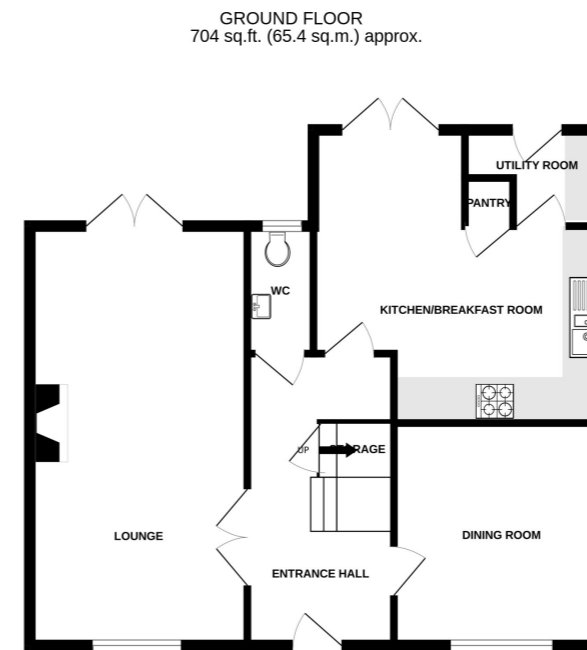
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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 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.

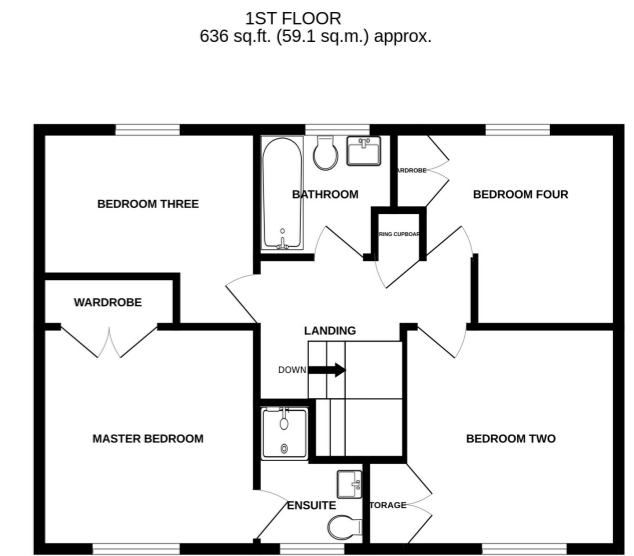
- Spacious Four Bedroom Home • Two Reception Rooms. • Four Double Bedrooms. • Two Bathrooms. • Enclosed Garden.
- Garage and Ample Off Road Parking. • Detached House

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.

TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.  
Made with Metropix ©2024

## Harlyn

### Situation and Description

Harlyn is situated on the outskirts of the town within easy walking distance. The property offers spacious accommodation throughout to include two reception rooms, four double bedrooms, two bathrooms, enclosed garden, garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, telephone point, door to Understairs Storage Cupboard. Doors to:

#### Cloakroom

with window to rear, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

#### Dining Room

11' 0" x 11' 5" (3.35m x 3.48m) with window to front, radiator, power points.

#### Lounge

11' 2" x 21' 6" (3.40m x 6.55m) with window to front and double doors to rear opening onto the garden, Adam style fireplace with inset Living Flame gas fire, radiator, power points,

T.V points, wall lights.

#### Kitchen/Breakfast Room

12' 5" max x 11' 6" max (3.78m max x 3.51m max) with window to side and double doors to rear opening onto the garden, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built in four ring gas hob with stainless steel extractor hood over, eye level double oven, space for dishwasher, integrated fridge/freezer, eye level wall cupboards, tiled splashbacks, ceiling spot lights, power points, door to Pantry Cupboard. Door to:

#### Utility Room

with door to rear opening onto the garden, laminate worktop with inset stainless steel sink with drainer, space for washing machine and tumble dryer, wall mounted Ideal gas fired central heating boiler, tiled splashbacks, power points.

### First Floor

#### Landing

with hatch to roof space, power points, door to Airing Cupboard. Doors to:

#### Master Bedroom

11' 3" x 11' 7" (3.43m x 3.53m) with window to

front, radiator, power points, double doors to built-in wardrobe. Door to:

#### En-Suite

with window to front, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan.

#### Bedroom Two

11' 1" x 11' 7" (3.38m x 3.53m) with window to front, radiator, power points, double doors to built-in wardrobe.

#### Bedroom Three

10' 10" x 7' 6" (3.30m x 2.29m) with window to rear overlooking the garden, radiator, power points.

#### Bedroom Four

10' 8" max x 7' 6" (3.25m max x 2.29m) with window to rear, radiator, power points, double doors to built-in wardrobe.

#### Bathroom

with window to rear, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, radiator.

### Outside

#### Approach

Harlyn is accessed from New Street via

tarmacadam driveway with adjacent lawned foregarden with wrought iron fencing, leading to:

#### Garage

8' 0" x 16' 8" (2.44m x 5.08m) with up and over door, power and light connected, pedestrian door to side opening onto the garden.

#### Garden

The garden can be accessed via a wooden side gate and comprises a patio with adjacent curved lawn enjoying well stocked shrub and floral borders. The garden is bound on all sides by fencing and wall.



### 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.

### At a glance...

- Dining Room  
11' x 11'5" (3.35m x 3.48m)
- Lounge  
11'2" x 21'6" (3.40m x 6.55m)
- Kitchen/Breakfast Room  
12'5" max x 11'6" max (3.78m max x 3.51m max)
- Master Bedroom  
11'3" x 11'7" (3.43m x 3.53m)
- Bedroom Two  
11'1" x 11'7" (3.38m x 3.53m)
- Bedroom Three  
10'10" x 7'7" (3.30m x 2.29m)
- Bedroom Four  
10'8" max x 7'6" (3.25m x 2.29m)
- Garage  
8' x 16'8" (2.44m x 5.08m)

### And there's more...

- Spacious Detached House.
- Two Reception Rooms.
- Four Double Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage.
- Off Road Parking.