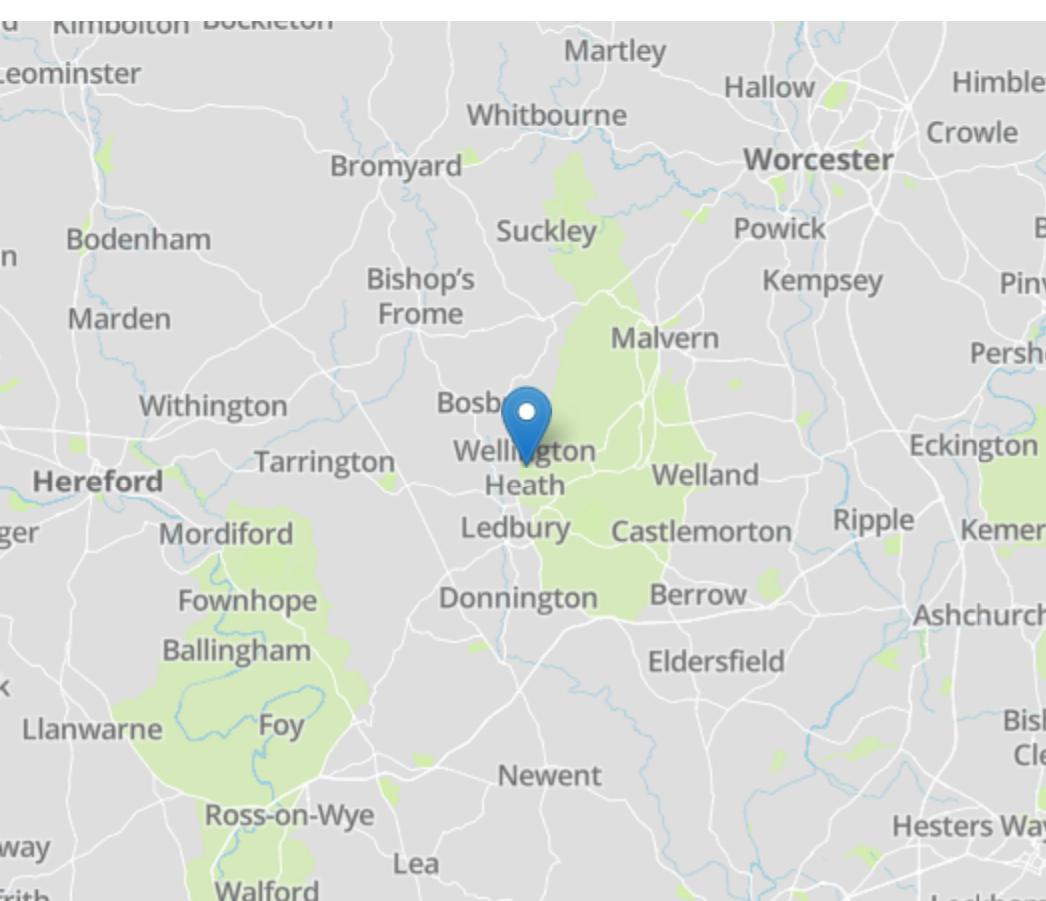




## DIRECTIONS

From Ledbury proceed on B4214 Bromyard Road, turn right sign posted Wellington Heath, follow this road along, upon reaching the Oak Tree turn right then immediately right again onto The Common, follow this road along and the property can be found on the left hand side as indicated by the For Sale board.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### 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](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.

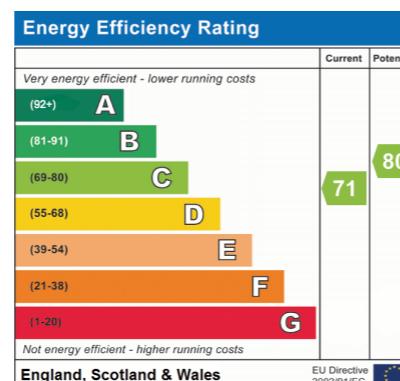
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### 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 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.

Pilgrim Edge, The Common  
Wellington Heath Ledbury HR8 1LU

**£365,000**



- Set in a popular village location on the outskirts of Ledbury.
- A spacious semi-detached house.
- Two Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Terraced Garden.
- Ample Off Road Parking.
- Scope for updating throughout.

**Hereford 01432 343477**

**Ledbury 01531 631177**



## Pilgrim Edge

### Situation and Description

Pilgrim Edge is situated within the popular village of Wellington Heath located on the outskirts of Ledbury town centre. A spacious semi-detached house offering scope for updating throughout, the accommodation comprises two reception rooms, four bedrooms, two bathrooms, terraced garden and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Reception Hall

with window to side, radiator, power points, telephone point, doors to:

#### Cloakroom

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

#### Utility Room

with window to side, range of worktops with cupboards and drawers under, inset stainless steel sink with drainer, tiled splashbacks, eye level wall cupboards, space for washing machine and tumble dryer, wall mounted central heating boiler.

### Lounge

14' 8" x 10' 11" (4.47m x 3.33m) with picture window to front, feature open fireplace with tiled hearth and wooden surround, radiator, power points, T.V point.

### Kitchen/Breakfast Room

12' 0" x 11' 10" (3.66m x 3.61m) with window to rear, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in ceramic hob with extractor hood over, eye level double electric oven, space for fridge/freezer, eye level wall cupboards, tiled splashbacks, power points, radiator. Door to:

### Dining Room

14' 4" x 7' 8" (4.37m x 2.34m) with window to side, sliding patio doors to side opening onto a patio seating area, radiator, power points.

### First Floor

#### Landing

with hatch to roof space, power points. Doors to:

#### Master Bedroom

13' 10" x 10' 10" (4.22m x 3.30m) with window to front having views over the village, radiator, power points, double doors to built-in wardrobe, door to:

### En-Suite

with window to front, panelled bath with shower over, low flush w.c., vanity unit with inset sink and cupboards under, tiled splashbacks, extractor fan.

### Bedroom Two

14' 5" x 7' 11" (4.39m x 2.41m) with double doors to rear opening onto a decked seating area, radiator, power points.

### Bedroom Three

11' 1" x 10' 8" (3.38m x 3.25m) with window to side, radiator, power points.

### Bedroom Four

7' 1" x 8' 9" (2.16m x 2.67m) with window to rear, radiator, power points.

### Bathroom

with window to side, panelled bath with shower over, low flush w.c., pedestal washbasin, tiled splashbacks, extractor fan, radiator.

### Outside

#### Approach

The property is approached from The Common via a tarmacadam driveway with parking for several vehicles, adjacent lawned foregarden.

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 sq.m.) approx.  
Made with Metropix ©2025

## At a glance...

- Lounge  
14'8 x 10'11 (4.47m x 3.33m)
- Kitchen/Breakfast Room  
12' x 11'10 (3.66m x 3.61m)
- Dining Room  
14'4 x 7'8 (4.37m x 2.34m)
- Master Bedroom  
13'10 x 10'10 (4.22m x 3.30m)
- Bedroom Two  
14'5 x 7'11 (3.38m x 2.41m)
- Bedroom Three  
11'1 x 10'8 (3.38m x 3.25m)
- Bedroom Four  
7'1 x 8'9 (2.16m x 2.67m)



## And there's more...

- Set in a popular village location.
- A spacious semi-detached house.
- Two Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Terraced Garden.
- Ample Off Road Parking.
- Scope for updating.

## 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.