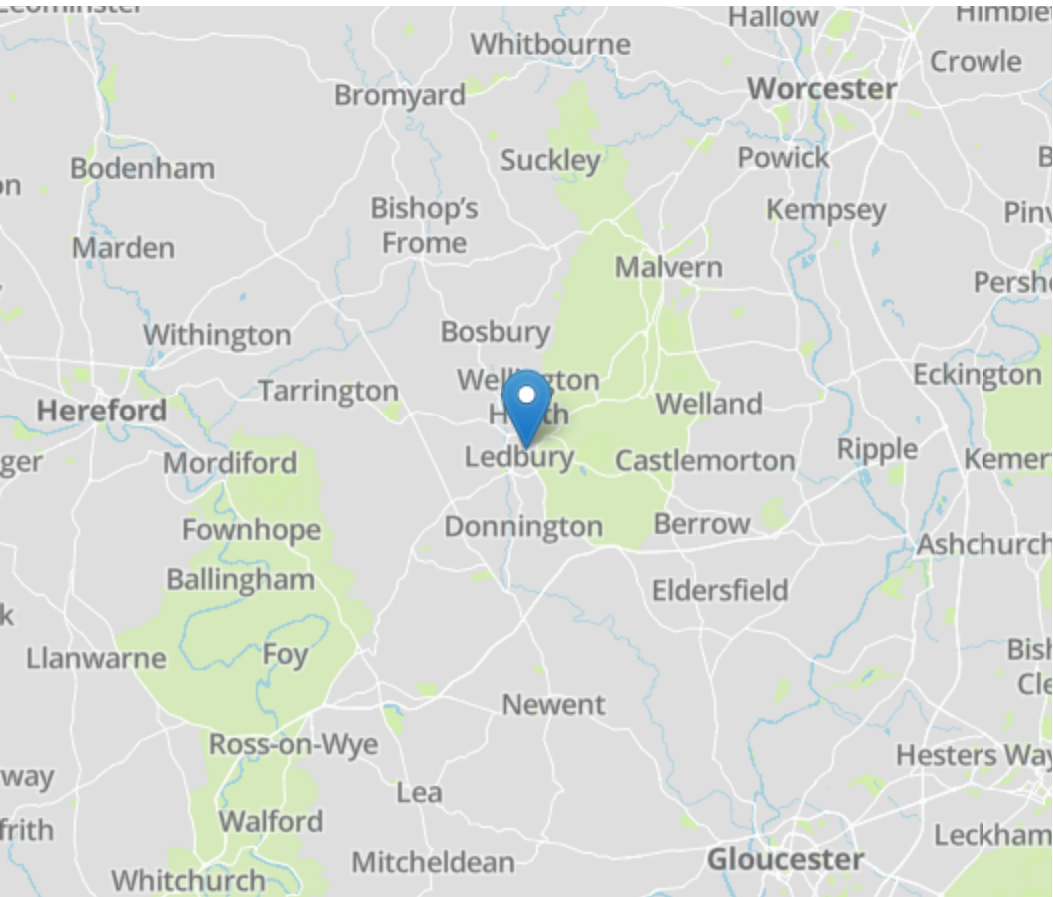




## DIRECTIONS

From our office, cross the street and down the alley to the left of 19 The Homend (currently occupied on the ground floor by TSB). The flat consists of the first four windows on the first floor.



## GENERAL INFORMATION

### Tenure

Leasehold. 108 years remaining, until January 30th 2133.

### 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

### 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	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

Flat 1, 19a The Homend  
19a The Homend Ledbury HR8 1BN

£189,950



• Grade II Listed Apartment • Spacious 2 bedroomed accommodation • Open plan kitchen and lounge • No Onward Chain

Hereford 01432 343477

Ledbury 01531 631177





### Situation and Description

Nestled right in the heart of Ledbury's historic high street, this charming two-bedroom Grade II listed apartment offers easy reach of the town's array of shops, cafés, and amenities. Inside, the property features a spacious open-plan kitchen and dining area. The apartment also benefits from generous storage options throughout.

In more detail the accommodation comprises:

### Inside

#### Entrance Hall

1.62m x 5.44m (5' 4" x 17' 10")  
Hall with doors off to living room/diner, bedroom 1,

bedroom 2, storage cupboard, bathroom.

#### Open Plan Kitchen/Dining/Lounge

4.57m x 5.91m (15' 0" x 19' 5") with two large windows to front, radiator, power points. Kitchen area with range of worktops with cupboards and drawers under, built in hob, extractor fan, eye level microwave, built-in sink with drainer, wall mounted cupboards, kitchen island with cupboards under, tiled splashbacks, power points.

#### Bedroom 1

3.73m x 5.91m (12' 3" x 19' 5")  
Featuring two large windows, two Radiators, power point, and entrance to walk in cupboard.

#### Bedroom 2

2.83m x 2.73m (9' 3" x 8' 11")  
Featuring window, power points and radiator.

#### Bathroom

4.11m x 2.36m (13' 6" x 7' 9")  
Featuring sink basin, toilet, single window with half frosted glass, shower over bath.

#### Utility Room

1.46m x 2.36m (4' 9" x 7' 9")  
Houses the boiler, features a work shelf and power points. Lit by large window.

#### Inner Hall

2.12m x 1.59m (6' 11" x 5' 3")  
Hall leading from entrance hall to bathroom.

#### Hallway Cupboard

1.21m x 1.4m (4' 0" x 4' 7")

Storage with light, with inset shelving unit into wall.

#### Bedroom Cupboard

1.21m x 1.48m (4' 0" x 4' 10")  
Walk in cupboard with shelves

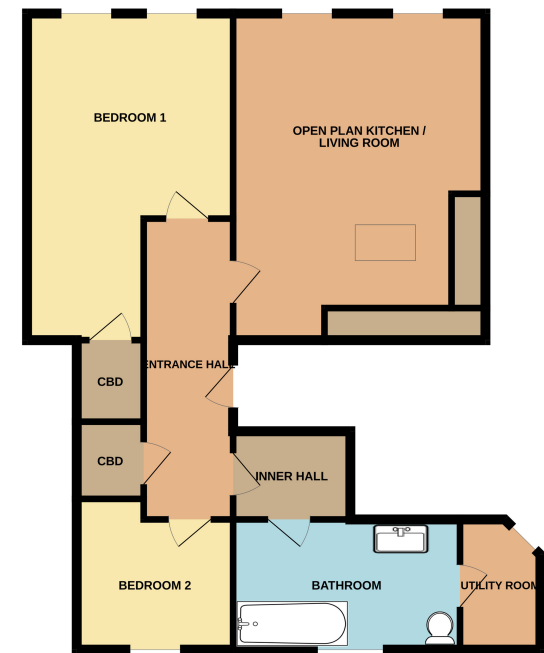
### Outside

#### Outside

The apartment can be accessed from the rear of 19 The Homend, up a flight of stairs. The door to the stairs is accessed directly from the high-street.

### 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...

- ✓ Open Plan Kitchen/Dining/Lounge  
4.57m x 5.91m (15' 0" x 19' 5")
- ✓ Bedroom 1  
3.73m x 5.91m (12' 3" x 19' 5")
- ✓ Bedroom 2  
2.83m x 2.73m (9' 3" x 8' 11")
- ✓ Bathroom  
4.11m x 2.36m (13' 6" x 7' 9")
- ✓ Utility Room  
1.46m x 2.36m (4' 9" x 7' 9")

### And there's more...

- ✓ Open Plan Kitchen Living Room
- ✓ Grade II Listed
- ✓ Two double Bedrooms