



The Old Coach House, Parkway
Ledbury HR8 2JG

£375,000



GENERAL INFORMATION

Tenure

Freehold.

Services

Mains electricity and water, oil fired central heating, 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

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

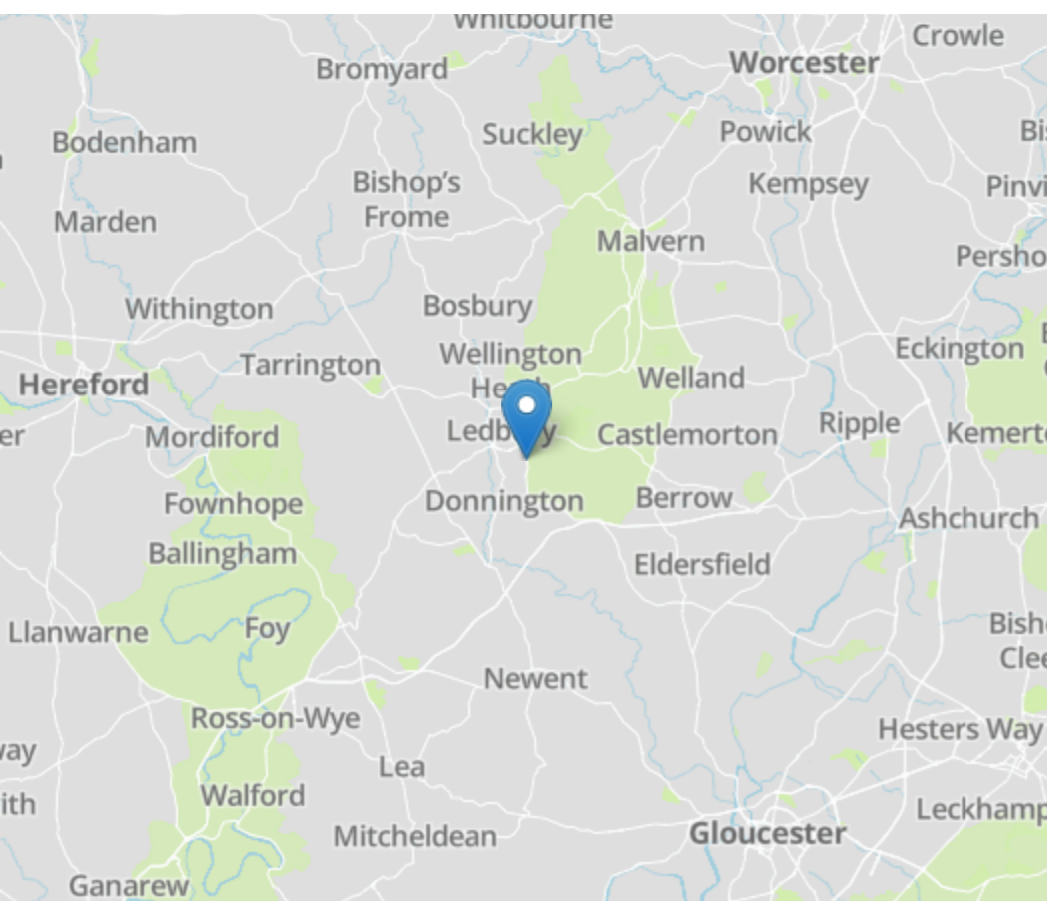
| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | |
| (39-54) | E | 39 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - 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.

DIRECTIONS

From Ledbury proceed on the A417 signposted Gloucester, upon reaching Parkway the property can be found on the right hand side.

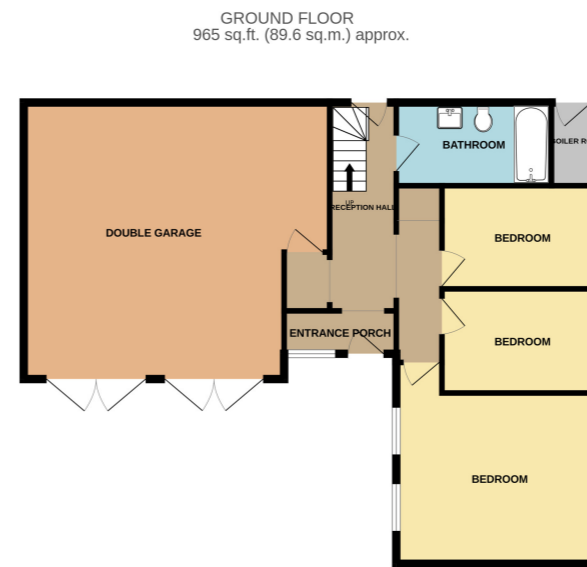
What Three Words ///design.renting.claw



- Set within a popular hamlet.
- A spacious detached former Coach House.
- Large Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Delightful Garden.
- Double Garage.
- Ample Off Road Parking.
- Scope For Updating.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA: 1813 sq.ft. (168.5 sq.m.) approx.
Made with Metropix ©2026

The Old Coach House.

Situation and Description

The Old Coach House is set within the hamlet of Parkway which is located approximately 1 mile from Ledbury town centre. The property offers scope for some updating and the accommodation comprises large reception rooms, four bedrooms, two bathrooms, delightful garden with open views, double garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Porch

with window to front, opening to:

Reception Hall

with radiator, power points, door to rear opening onto the garden, shelving, personal door to Garage, door to:

Bedroom Two

11' 5" x 15' 8" (3.48m x 4.78m) with two windows to front and window to rear, radiator, power points.

Bedroom Three

7' 4" x 11' 10" (2.24m x 3.61m) with window to

Bedroom Four

7' 4" x 11' 10" (2.24m x 3.61m) with window to rear, radiator, power points.

Bathroom

with window to rear, panelled bath, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, door to Airing Cupboard with hot water tank and shelving.

First Floor

Landing

with window to front, power points. doors to:

Cloakroom

with window to rear, low flush w.c., wash basin.

Lounge

14' 7" x 15' 11" (4.45m x 4.85m) with window to front and rear enjoying views over the garden and open field, feature open fireplace with brick surround, two radiators, power points, T.V point. Opening to:

Snug

6' 4" x 15' 11" (1.93m x 4.85m) with window to rear overlooking the garden, sliding door opening onto the deck seating area, radiator, power points.

Kitchen/Breakfast Room

12' 1" x 15' 11" (3.68m x 4.85m) with window to front and picture window to rear with unspoilt views over the garden, range of laminate worktops with cupboard and drawers under, inset sink with drainer, built-in four ring electric hob with extractor hood over and electric oven under, space for fridge/freezer, eye level wall cupboards, tiled splashbacks, radiator, power points, door to Storage Cupboard.

Master Bedroom

12' 8" x 13' 7" (3.86m x 4.14m) with window to front, radiator, power points.

Dressing Room

8' 6" x 8' 11" (2.59m x 2.72m) with window to side, radiator, power points, door to:

En-Suite

8' 6" x 5' 5" (2.59m x 1.65m) with Velux window, panelled bath, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Outside

Approach

The property is approached from the A417 through wrought iron gates, leading to a shared tree lined driveway, turn right onto a

gravelled area providing ample off road parking for The Coach House together with well stocked shrub and floral beds.

Double Garage

21' 6" max x 19' 6" (6.55m max x 5.94m) with two double doors to front, power and light connected, personal door opening into the Reception Hall

Garden

The rear garden can be accessed via steps leading to a large lawned garden with mature inset tress and shrubs, steps lead to a raised decked seating area. Wrought iron steps lead down to a gravelled path which wraps around the property leads to a brick store area and door to Boiler Cupboard. The garden enjoys open views over countryside and offers considerable privacy.



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...

- Lounge
14'7 x 15'11 (4.45m x 4.85m)
- Snug
6'4 x 15'11 (1.93m x 4.85m)
- Kitchen/Breakfast Room
12'1 x 15'11 (3.68m x 4.85m)
- Master Bedroom
12'8 x 13'7 (3.86m x 4.14m)
- Dressing Room
8'6 x 8'11 (2.59m x 2.72m)
- Bedroom Two
11'5 x 15'8 (3.48m x 4.78m)
- Bedroom Three
7'4 x 11'10 (2.24m x 3.61m)
- Bedroom Four
7'4 x 11'10 (2.24m x 3.61m)
- Garage
21'6 max x 19'6 (6.55m x 5.94m)

And there's more...

- Detached Former Coach House.
- Large Living Accommodation.
- Four Bedrooms.
- Large Garden.
- Double Garage and Ample Off Road Parking.
- Scope for Updating.
- No Onward Chain.