

**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band B

**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

**DIRECTIONS**

The property can be found approximately 300 yards from our office on The Homend.



1, The Mews Cottages, 13 The Homend  
Ledbury HR8 1BN

**£245,000**

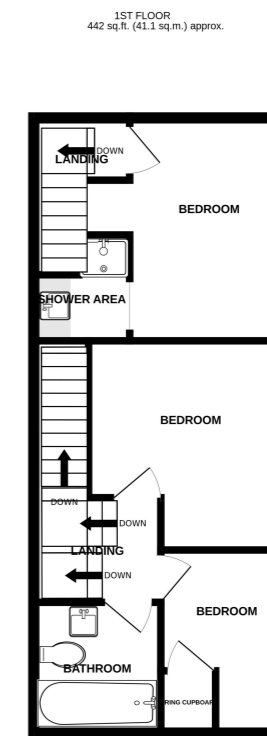
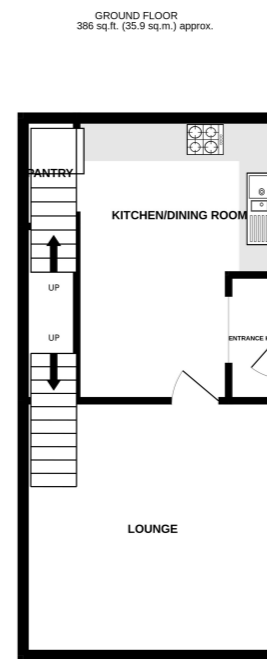


MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.

- Set in the heart of Ledbury town centre.
- A Grade II Listed town cottage.
- Three Bedrooms.
- Wealth of character throughout.
- Can be purchased as a fully furnished holiday let.
- No Onward Chain.

**Hereford 01432 343477**

**Ledbury 01531 631177**



TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.  
Made with Metropix ©2024

## 1 Mews Cottage

### Situation and Description

1 Mews Cottage is situated in the heart of Ledbury town centre tucked behind The Homend. This Grade II Listed town cottage offers a wealth of charm and character features throughout together with Kitchen/Dining Room, Lounge, Master Bedroom with Shower area, Two Further Bedrooms, Bathroom.

The property is currently being used as a holiday let and can be purchased as a going concern or as a main residence.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with window to front, radiator, power points, tiled flooring, archway to:

### Kitchen/Dining Room

10' 3" x 14' 11" (3.12m x 4.55m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob, eye level double Stoves oven, integrated fridge, eye level wall cupboards, tiled splashbacks, power points, tiled flooring, wall mounted gas fired central heating boiler, archway to Understairs Storage Area. Entrance to staircases leading to the first floor. Door to:

#### Lounge

13' 0" max x 13' 4" (3.96m max x 4.06m) with window to front, radiator, power points, T.V point, Understairs Storage Area.

### First Floor

#### Master Bedroom

10' 5" max x 11' 8" (3.17m max x

3.56m) located using the right hand staircase, with window to front, radiator, power points, feature wall and ceiling beams, opening to:

#### Shower Area

with shower cubicle, vanity unit with inset wash basin and cupboards under, tiled splashbacks.

#### Bedroom Two

10' 3" x 11' 1" (3.12m x 3.38m) located using the left hand staircase, with window to front, radiator, power points, feature wall and ceiling beams.

#### Bedroom Three

6' 6" x 10' 1" (1.98m x 3.07m) located using the left hand staircase, with window to front, radiator, power points, door to Storage Cupboard, feature wall and ceiling beams.

#### Bathroom

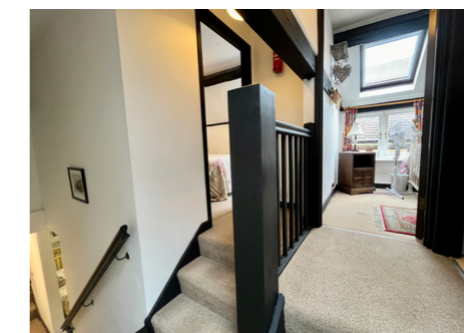
with panelled bath with shower over,

low flush w.c., vanity unit with inset wash basin, tiled splashbacks, extractor fan, feature wall and ceiling beams.

### Outside

#### Approach

The property is accessed from The Homend via a wrought iron gate which leads to a cobbled alleyway leading to the cottage.



### At a glance...

- Kitchen/Dining Room  
10'3 x 14'11 (3.12m x 4.55m)
- Lounge  
13' max x 13'4 (3.96m max x 4.06m)
- Master Bedroom  
10'5 m max x 11'8m (3.17m x 3.56m)
- Bedroom Two  
10'3 x 11'1 (3.12m 3.38m)
- Bedroom Three  
6'6 c 10'1 (1.98m x 3.07m)

### And there's more...

- Set in the heart of Ledbury town centre.
- Grade II Listed Town Cottage.
- Three Bedrooms.
- Wealth of Charm and Character Throughout.
- Can be purchased a a fully furnished holiday let.

### 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.