



**The Bungalow, Lower Eggleton, Ledbury,
Herefordshire HR8 2TZ**

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Set within the hamlet of Lower Eggleton, a detached three bedroom bungalow with scope for some updating, but benefiting from garage, parking for numerous cars, large garden and orchard extending to approximately 0.75 of an acre. There is also up to 17 acres of pasture and woodland which is available by separate negotiation.

Guide Price £450,000



Situation and Description

The property is situated in the hamlet of Lower Eggleton which offers a shop and petrol station. The market town of Ledbury is approximately 8 miles away which offers a wider range of amenities to include community hospital, primary and secondary school, mainline railway station and regular bus service. The city of Hereford can also be found approximately 10 miles away having a more comprehensive range of amenities.

The M5/M50 motorway network can be found some four miles to the south of Ledbury bringing The Midlands and South West into commuting distance.

Inside

Entrance Hall

with power points, two infra red heating panels, hatch to roof space with ladder and is part boarded, doors to two Storage Cupboards. Doors to:

Lounge/Dining Room

13' 8" x 16' 7" (4.17m x 5.05m) with window enjoying views to the front, power points, T.V point, two infra red panels, Woodburning stove. Archway to:

Sitting Room

11' 11" x 13' 9" (3.63m x 4.19m) with windows to front and side enjoying views over the garden and surrounding fields, sliding patio doors to rear opening onto the patio, power points, two infra red panels.

Kitchen/Breakfast Room

10' 7" x 13' 7" (3.23m x 4.14m) with window to side and rear, range of worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in ceramic hob with stainless steel extractor hood over, eye level double oven, wall cupboards including glass fronted display cabinets, space for fridge/freezer and dishwasher, tiled splashbacks, power points, two infra red panel heaters. Door to:

Rear Hall

with door to rear opening onto the garden, infra red panel. Door to:

Utility/Cloakroom

with window to rear, low flush w.c., wash basin, space for washing machine, Fischer Future Heat Aquafficient instant hot water heater, shelving, power points.

Bedroom One

12' 0" x 9' 7" (3.66m x 2.92m) with window to front enjoying views over the garden, full wall of fitted wardrobes, power points, infra red panel heater.

Bedroom Two

12' 0" x 10' 10" (3.66m x 3.30m) with window to front, power points, infra red panel heater.

Bedroom Three

10' 7" x 11' 8" (3.23m x 3.56m) with window to rear overlooking the garden, power points, fitted wardrobes, infra red panel heater.

Bathroom/Wet Room

with window to rear, low flush w.c., vanity unit with wash basin and cupboards under, shower, infra red panel heater, shower boarding.

Outside

Approach

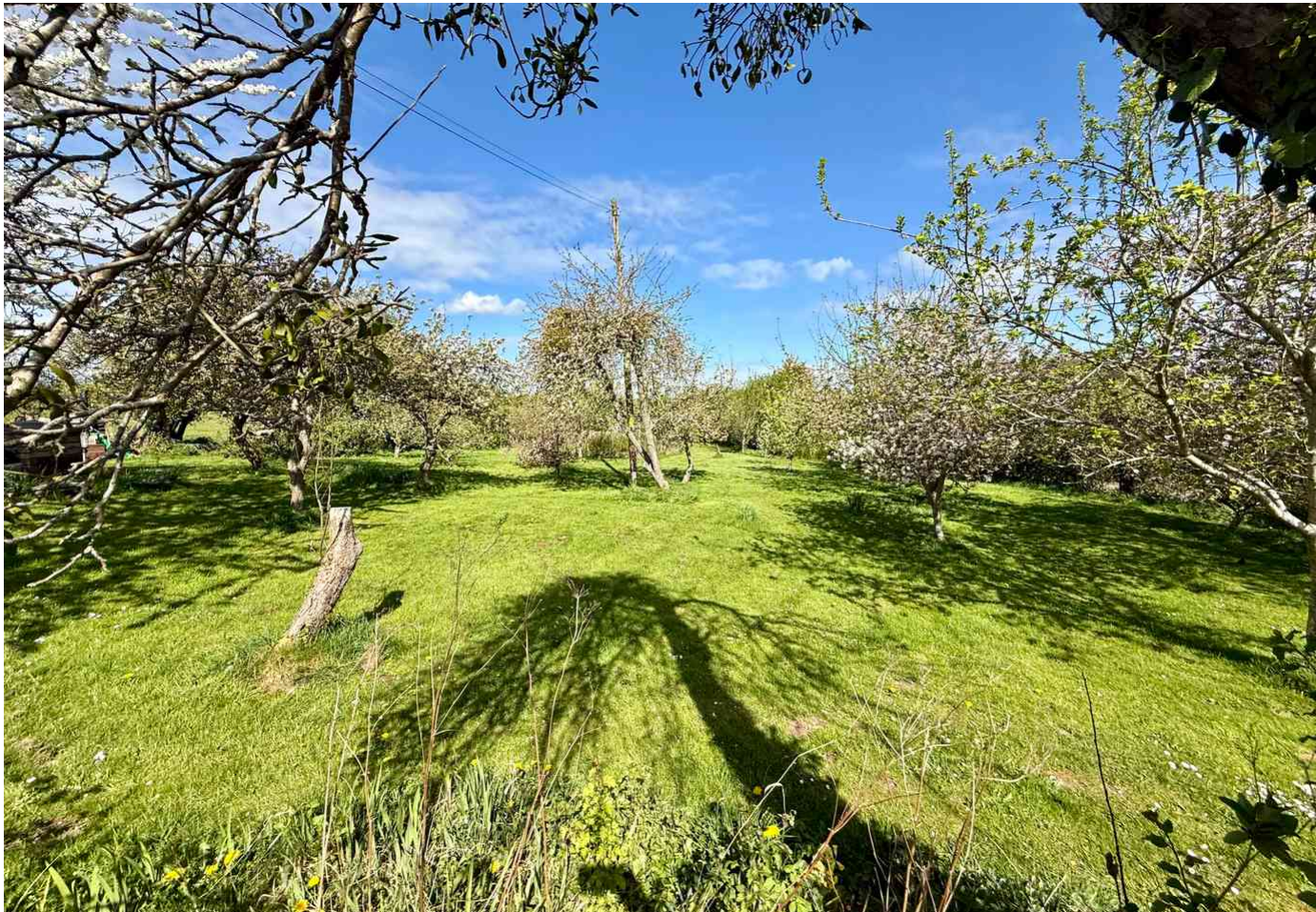
The property is approached via a tarmac driveway with parking for several cars, a large lawned foregarden with well stocked shrub and floral beds and established trees.

Garage

with up and over door, power and light connected, pedestrain door to rear.

Garden

The garden wraps around the bungalow and comprises a large orchard with a vast array of fruit trees, garden sheds. To the rear of the bungalow is a patio with steps leading to a raised lawn, Greenhouse, vegetable patch, well stocked shrubby borders.



Pasture and Woodland

Available by separate negotiation.

Parcel A: A Triangle of approximately 1acre

Parcel B: Pasture land of approximately 12 acres.

Parcel C: Directly behind the bungalow garden of approximately 3.6 acres

Parcel D: Woodland

Each parcel with have an Uplift clause for furture development.

Directions

From Ledbury proceed on the Hereford A438, at the Trumpet cross road turn right onto the A417, continue through the village of Ashperton, just before reaching the Newton Cross road the bunaglow can be found on the left hand side as indicated by the For Sale board.

Services

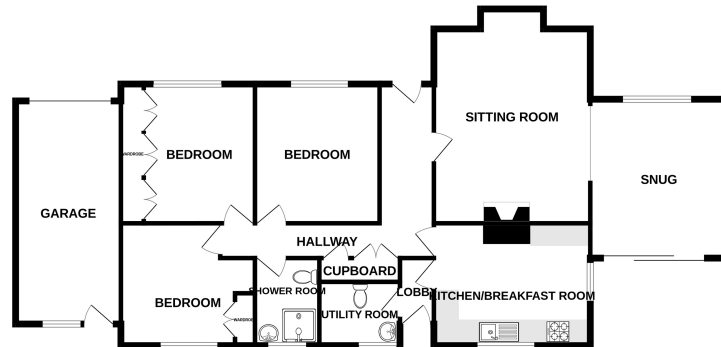
Mains electricity and water, private drainage.

Fibre Broadband connected via Gigaclear

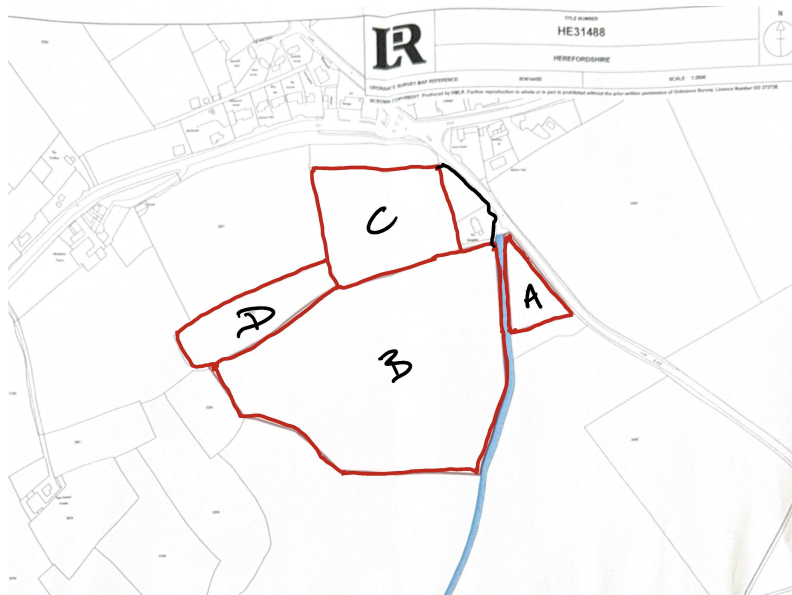
Tenure

Freehold.

GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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