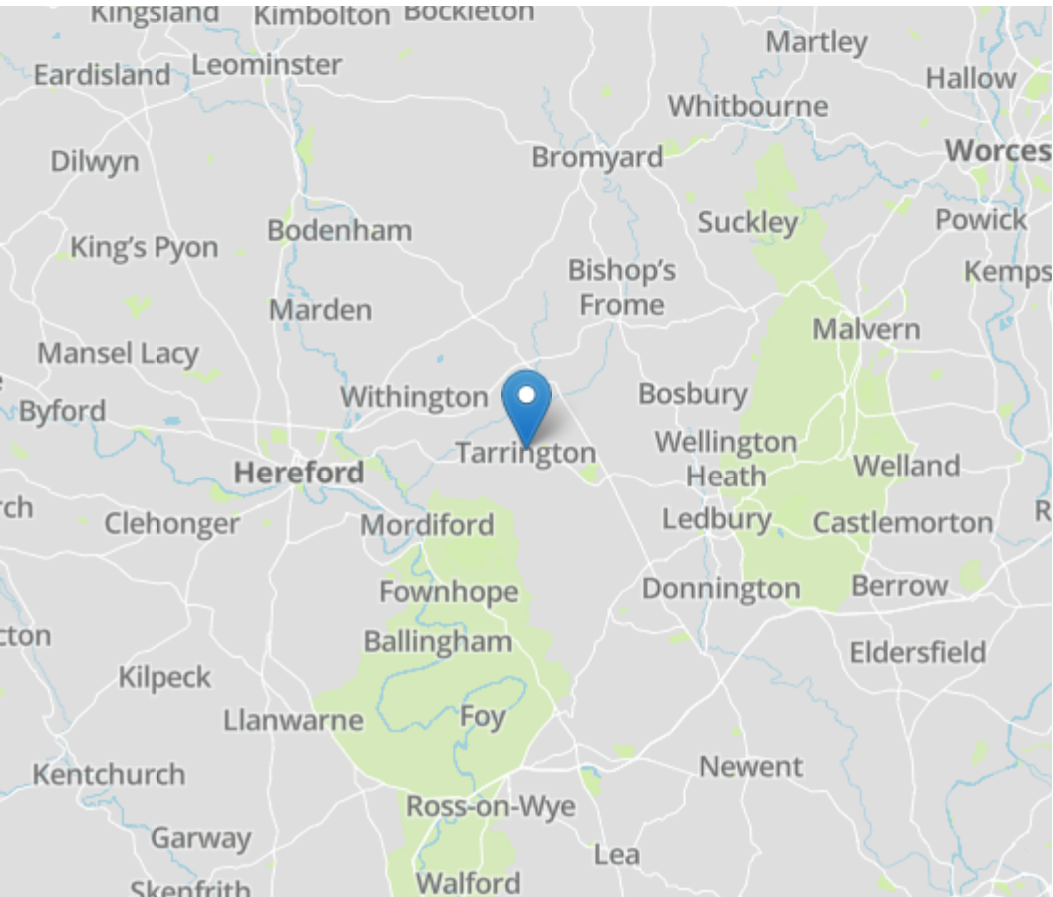




## DIRECTIONS

From Ledbury proceed on a A348 Hereford Road, the village of Tarrington can be found after approximately 7 miles, turn left just before the Tarrington Arms where the property can be found on the right hand side.



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected.

### Outgoings

Council Tax: Band D

### 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 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.

## Foley Cottage, Tarrington

Hereford HR1 4HX

**Price Guide £250,000**

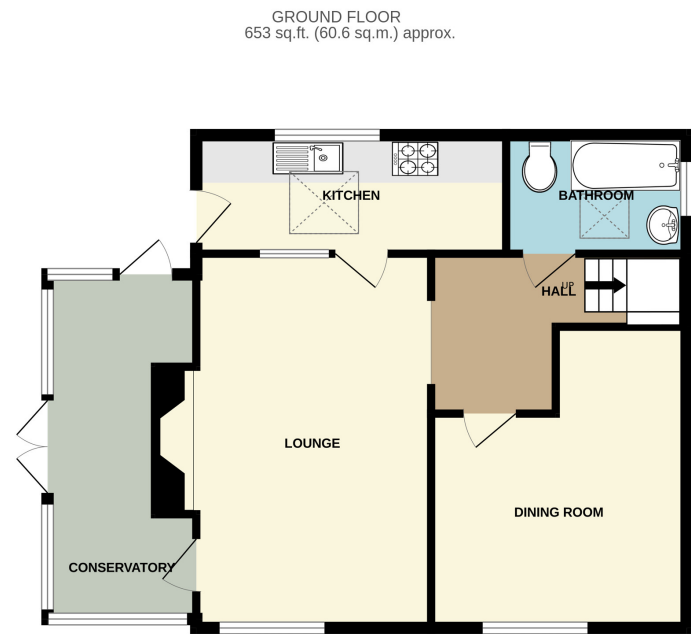


- A charming Grade II listed thatched cottage.
- Two Reception Rooms.
- Conservatory.
- Two Bedrooms.
- Wealth of character features throughout.
- Cottage style garden.
- No Onward Chain.

**Hereford 01432 343477**

**Ledbury 01531 631177**





TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.  
Made with Metropix ©2025

## Foley Cottage

### Situation and Description

The property is situated within the popular village of Tarrington conveniently located for both Ledbury and Hereford. Foley Cottage is a charming Grade II listed thatched cottage offering a wealth of character features throughout together with two reception rooms, conservatory, two bedrooms, delightful established cottage style garden.

In more detail the accommodation comprises:

### Ground Floor

#### Sitting Room

17' 5" x 11' 0" (5.31m x 3.35m) with window to front, feature Inglenook fireplace with brick hearth wood effect woodburner, radiator, power points, T.V point, exposed wall and ceiling beams, wall light points. Door to:

#### Conservatory

8' 0" x 19' 0" (2.44m x 5.79m) of half brick and glazed construction, double doors to rear opening onto the garden, tiled floor, power points.

#### Kitchen

5' 9" x 14' 8" (1.75m x 4.47m) with glazed stable door to rear, Velux window, range of hardwood worktops with cupboards and drawers under, inset sink with drainer, built in four ring ceramic hob with oven under, tiled splashbacks, power points, wall mounted Worcester gas fired central heating boiler.

#### Inner Hall

with exposed wall beams, power points, stairs to first floor. Doors to:

#### Dining Room

10' 0" x 12' 1" (3.05m x 3.68m) with window to front, power points, radiator, exposed wall and ceiling beams.

#### Bathroom

with Velux window and window to side,

panelled bath, low flush w.c., wash hand basin, tiled splashbacks, radiator.

### First Floor

#### Bedroom Two

13' 0" x 14' 0" Average (3.96m x 4.27m Average) with window to side, radiator, power points, exposed wall and ceiling beams, double doors to built-in wardrobes. Opening to:

#### Bedroom One

14' 0" Average x 10' 10" (4.27m Average x 3.30m) with window to rear, radiator, power points, exposed wall and ceiling beams.

### Outside

#### Approach

The property is approached via a wrought iron gate over a shared access way with steps leading to the front of the property.

#### Garden

The property enjoys a cottage style

with established shrub and floral borders, step to a further lawn and raised gravelled area with Garden Shed. The garden is bound by mature hedging.

#### Wash House

The property benefits from the use of the wash house situated on the neighbouring yard for storage purposes.



### 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...

- ✓ Sitting Room  
17'5 x 11' (5.31m x 3.35m)
- ✓ Conservatory  
8' x 19' (2.44m x 5.79m)
- ✓ Kitchen  
5'9 x 14'8 (1.75m x 4.47m)
- ✓ Dining Room  
10' x 12'1 (3.05m x 3.68m)
- ✓ Bedroom One  
14' average x 10'10 (4.27m average x 3.30m)
- ✓ Bedroom Two  
13' x 14 average (3.96m x 4.27m average)

### And there's more...

- ✓ Charming Grade II Listed Thatched Cottage.
- ✓ Two Reception Rooms.
- ✓ Conservatory.
- ✓ Two Bedrooms.
- ✓ Cottage Style Garden.
- ✓ Wealth of Character Features Throughout.