



## DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street where the property can be found on the left hand side as indicated by the For Sale board.



## 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

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (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                   |   | 70      | 81        |

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.

The Homestead, Bridge Street  
Ledbury HR8 2AN

£395,000



- Set within walking distance of Ledbury town centre.
- Large Living Spaces.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Ample Off Road Parking.
- A Spacious Detached House.

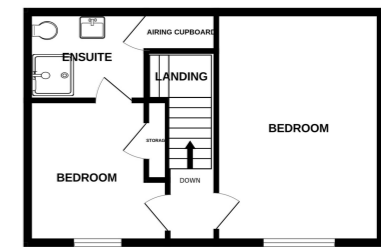
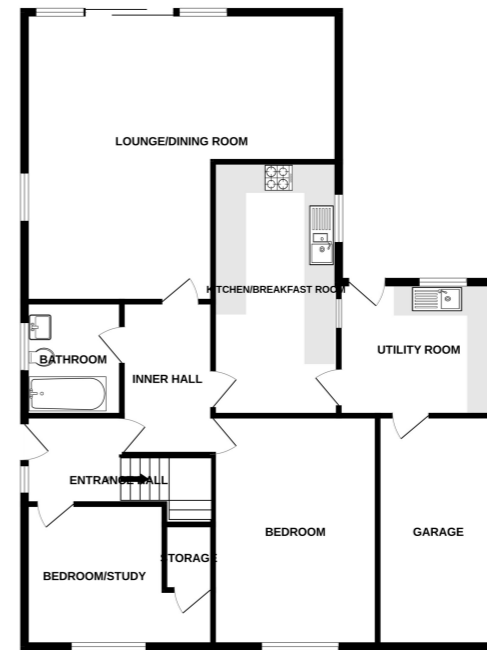
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
1245 sq.ft. (115.7 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1639 sq.ft. (152.3 sq.m.) approx.  
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## The Homestead

### Situation and Description

The Homestead is situated on Bridge Street which is within easy walking distance of the town centre. The property offers spacious accommodation to include large living/dining area, four bedrooms, two bathrooms, kitchen with separate large utility room, enclosed established garden, garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with window to side, power points, doors. to:

#### Bedroom/Study

9' 9" x 9' 10" (2.97m x 3.00m) with window to front, radiator, power points, door to large Storage Cupboard.

#### Inner Hall

with power points, doors to:

#### Bedroom

11' 4" x 16' 2" (3.45m x 4.93m) with window to front, radiator, power points.

### Bathroom

with window to side, panelled bath with shower over, vanity unit with inset wash basin with cupboards under, low flush w.c., ladder style radiator, extractor fan.

### Large Lounge/Dining Room

20' 8" max x 20' 2" max (6.30m max x 6.15m max) L Shaped with large patio doors and windows to rear opening onto the garden, window to side, two large radiators, power points, T.V point, wall lights.

### Kitchen/Breakfast Room

8' 6" x 17' 8" (2.59m x 5.38m) with two windows to side, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built in four ring electric hob with stainless steel extractor hood over, eye level double oven, integrated fridge/freezer and dishwasher, eye level wall cupboards, tiled splashbacks, power points, radiator. Door to:

### Utility Room

11' 2" x 9' 3" (3.40m x 2.82m) with window and door to rear opening onto the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, eye level wall cupboards, wall

mounted Worcester central heating boiler, space for washing machine and tumble dryer, tiled splashbacks. Door to Garage.

### First Floor

#### Landing

with hatch to roof space. Doors to:

#### Bedroom

11' 4" x 16' 3" (3.45m x 4.95m) with window to front, radiator, power points.

#### Bedroom

9' 10" x 9' 8" (3.00m x 2.95m) with window to front, radiator, power points, door to Storage Cupboard. Door to:

#### En-Suite

with shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, radiator, door to large Airing Cupboard housing the hot water cylinder and shelving.

### Outside

#### Approach

The property is approached from Bridge Street via a block paved driveway with parking for several cars, to the front is a large well stocked shrub and floral bed. A wooden

gate leads to the side of the property where the front door can be found.

### Garage

8' 5" x 16' 1" (2.57m x 4.90m) with up and over door, power and light connected, personal door to Utility Room.

### Garden

The rear garden can be accessed from the side of the property and comprises a good size patio seating area with steps leading to a raised garden with meandering path between well stocked shrub and floral beds. The garden is enclosed on all sides.



### At a glance...

- Bedroom/Study**  
9'9 x 9'10 (2.97m x 3m)
- Bedroom**  
11'4 x 16'2 (3.45m x 4.93m)
- L Shaped Lounge/Dining Room**  
20'8 max x 20'2 max (6.30m x 6.15m)
- Kitchen/Breakfast Room**  
8'6 x 17'8 (2.59m x 5.35m)
- Utility Room**  
11'2 x 9'3 (3.40m x 2.82m)
- Bedroom**  
11'4 x 16'3 (3.45m x 4.95m)
- Bedroom**  
9'10 x 9'8 (3m x 2.95m)
- Garage**  
8'5 x 16'1 (2.57m x 4.90m)

### And there's more...

- A Spacious Detached House.
- Large Living Spaces.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Off Road Parking.

### 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.