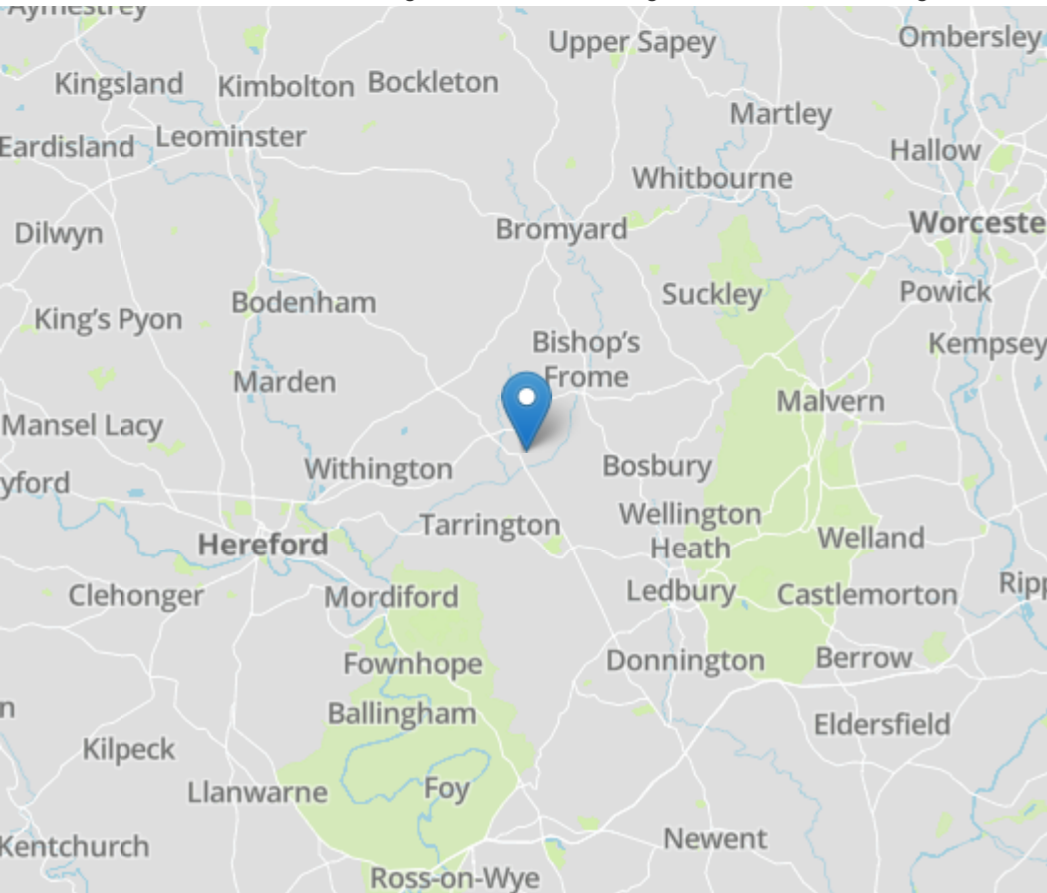




## DIRECTIONS

From Ledbury proceed on A438 towards Hereford and after approximately three miles turn right at "The Trumpet" crossroad onto the A417. Follow this road through the village of Ashperton and then upon entering Stretton Grandison, turn right at the sign Upper Eggleton, past the church and on into "Homend Park." Follow the road through the park, over the cattle grids, and turn right at the end of the park at approximately 100 yards, turn right again into the private drive. Follow this drive to the fork in the road and turn right where Tudor Cottage can be found on the right hand



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

Mains electricity and water, 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](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			
			81
		29	
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.

## Tudor Cottage, Stretton Grandison Ledbury HR8 2TW

# £375,000



- Set in a peaceful rural location.
- A charming detached cottage.
- Conservatory.
- Three bedrooms.
- Large established cottage garden.
- Garage and Off Road Parking.
- Possible further 1 1/2 acre of woodland and walled garden available by separate negotiations.

Hereford 01432 343477

Ledbury 01531 631177



## Tudor Cottage

### Situation and Description

The property is situated within the delightful Homend Park estate located approximately 7 miles from Ledbury town and 10 miles from Hereford. Tudor Cottage is a charming detached cottage offering a wealth of character features throughout together with lounge, dining room, kitchen/breakfast room, conservatory, three bedrooms, bathroom, beautiful cottage style garden approximately 1/3 of an acre, garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Porch

with window to front, tiled floor. Glazed door to:

#### Entrance Hall

with feature exposed wall and ceiling timbers, night storage heater, power points, door to Understairs Storage Cupboard. Doors to:

#### Cloakroom

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

#### Dining Room

3.87m x 3.26m (12' 8" x 10' 8") with window to front, stripped pine flooring, wall mounted electric convector heater, exposed wall and ceiling timbers, power points.

#### Sitting Room

5m x 4m (16' 5" x 13' 1") with window to rear and side, and door opening onto the garden, feature Inglenook fireplace with wood burner original stone hearth, power points, exposed wall and ceiling timbers. Door to:

#### Conservatory

2.68m x 6.18m (8' 10" x 20' 3") built of timber and brick construction, double doors to side opening onto the garden.

#### Kitchen/Breakfast Room

2.95m x 4.78m (9' 8" x 15' 8") with windows to front and side overlooking the gardens, door opening onto the garden, range of traditional units with worktops over, inset two bowl stainless steel sink, space for electric cooker, washing machine and fridge/freezer, eye level wall cupboards, pantry cupboard, tiled splashbacks, exposed ceiling timbers, power points.

### First Floor

#### Landing

with window to front and rear overlooking the garden, power points, doors to:

#### Bedroom One

4.12m x 3.94m (13' 6" x 12' 11") with feature vaulted ceiling with exposed wall and ceiling timbers, window to side, power points, recessed storage area.

#### Bedroom Two

3.13m x 3.19m (10' 3" x 10' 6") with window to front and side, feature vaulted ceiling with exposed wall and ceiling timbers, power points.

#### Bedroom Three

2.83m x 2.85m (9' 3" x 9' 4") with window to rear overlooking the garden, exposed timbers, power points.

#### Bathroom

with window to front, large walk-in shower with Triton shower, low flush w.c., pedestal wash basin, shower boarding, electric ladder style radiator, door to Airing Cupboard with lagged hot water tank with shelving.

### Outside

#### Approach

The property is approached on to this unique select development within the grounds of Homend House. Tudor Cottage is located to the right as you enter Homend Park where there is parking for several cars, leading to:

#### Garage

5.68m x 3.18m (18' 8" x 10' 5") with up and over door, power and light connected.

#### Cottage Garden

The garden can be accessed via a wooden gate and forms a delightful feature of the property as a traditional 'cottage garden' with lawned areas, a vast array of established shrubs, florals, and

specimen trees, ornate trellising offers a charming rose archway leading to a feature Cider stone. The garden is approximately 1/3 of an acre.

### Available By Separate Negotiation

#### Wild Garden (Marked A on Plan)

approximately 1/3 an acre of woodland with a variety of specimens trees, ornate bulbs and shrubs.

#### Walled Garden (Marked B on Plan)

approximately 1 acre. A stunning private walled garden offering three substantial lawned areas, a variety of established specimen trees, seating areas, brick built outbuilding/former potting shed. The garden has its own access from the lane via double wrought iron gates.



## 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...

- Dining Room  
3.87m x 3.26m (12'8 x 10'8)
- Sitting Room  
5m x 4m (16'5 x 13'1)
- Conservatory  
2.68m x 6.18m (8'10 x 20'3)
- Kitchen/Breakfast Room  
2.95m x 4.78m (9'8 x 15'8)
- Bedroom One  
4.12m x 3.94m (13'6 x 12'11)
- Bedroom Two  
3.13 x 3.19 (10'3 x 10'6)
- Bedroom Three  
2.83m x 2.85m (9'3 x 9'4)
- Garage  
6.58m x 3.18m (18'8 x 10'5)

## And there's more...

- Charming Detached Cottage.
- Three Bedrooms.
- Established Cottage Garden.
- Garage and Ample Off Road Parking.
- Potential for two further areas of garden available by separate negotiation.