



DIRECTIONS

From Ledbury proceed on the A438 Hereford Road, at the Trumpet traffic lights turn right onto the A417, proceed through the village of Ashperton and turn left onto the farm track which is located past the village hall, as indicated by the For Sale board and direction arrows.



GENERAL INFORMATION

Tenure

Freehold.

Services

LPG Gas, Mains Electricity, Private Drainage.

Outgoings

Council Tax: 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

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.

42 Ashperton Road
Ashperton Ledbury HR8 2RY

£295,000



• Set in a popular village location. • Charming Grade II Listed Semi-Detached Cottage. • Wealth of character features throughout • Two Reception Rooms. • Three Bedrooms. • Large Gardens To Front And Rear. • Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



42 Ashperton Road

Situation and Description

The property is situated within the popular village of Ashperton which is approximately 6 miles from Ledbury town. 42 Ashperton Road is a charming Grade II listed semi-detached cottage with a wealth of character and charm throughout, together with two reception rooms, three bedrooms, large gardens to both front and rear and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Dining Room

9' 5" x 9' 6" (2.87m x 2.90m) with double doors to side and window to rear overlooking the garden, power points. tiled flooring, feature exposed wall and ceiling beams, door to:

Hall

with exposed wall and ceiling beams, wooden flooring, power points. Doors to:

Bathroom

with window to rear, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, feature wall and ceiling beams.

Kitchen

11' 4" x 10' 7" (3.45m x 3.23m) with window to rear, with range of laminate worktops with soft close cupboards and drawers under, inset ceramic sink with drainer, Esse stove (LPG/propane gas fired), eye level wall cupboards, space for washing machine, fridge/freezer and dishwasher, tiled splashbacks, power points, feature exposed wall and ceiling beams. Door to:

Lounge

12' 10" x 16' 9" (3.91m x 5.11m) with windows to both front and rear, recessed fireplace with Hunter woodburning stove, feature former bread oven now used as a useful storage area, Oak flooring, power points, T.V point, wealth of exposed wall and ceiling beams, telephone point, stairs to first floor. Door to:

Hall

could be used as the main entrance with door to side, Oak flooring.

First Floor

Landing

with feature exposed wall and ceiling beams, two doors to Storage Cupboards. Doors to:

Bedroom One

9' 3" x 15' 11" (2.82m x 4.85m) with window to rear and side, hatch to roof space, power points, wealth of exposed wall and ceiling beams.

Bedroom Two

8' 1" x 12' 5" (2.46m x 3.78m) with window to rear, power points, door to large wardrobe.

Bedroom Three

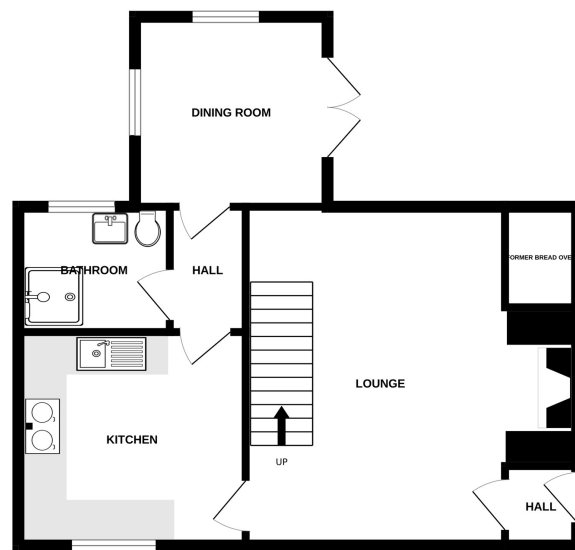
8' 4" x 9' 2" (2.54m x 2.79m) with Velux window, door to wardrobe, exposed ceiling beams.

Outside

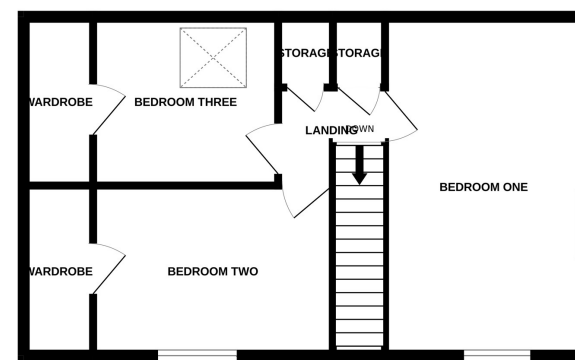
Approach

The property is approached to the rear

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.
Made with Metropix ©2024

from the farm track through a five bar gate leading to a large gravelled parking area, adjacent good size lawn with well stocked shrub and floral borders, along with a useful Greenhouse, and brick built (listed) former pig sty. There are also two useful garden sheds and timber built Shepherds Hut with power connected.

Garden

To the side of the property is a delightful patio seating area with path leading to a large lawn bound by mature hedging and a wooden gate gives access from the A417. The neighbouring property (number 43) also has a right of access from this gate.



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
9'5 x 9'6 (2.87m x 2.90m)
- ☒ Kitchen
11'4 x 10'7 (3.45m x 3.23m)
- ☒ Lounge
12'10 x 16'9 (3.91m x 5.11m)
- ☒ Bedroom One
9'3 x 15'11 (2.82m x 4.85m)
- ☒ Bedroom Two
8'1 x 12'5 (2.46m x 3.78m)
- ☒ Bedroom Three
8'4 x 9'2 (2.54m x 2.79m)

And there's more...

- ☒ Charming Grade II Listed Cottage.
- ☒ Semi-Detached.
- ☒ Two Reception Rooms.
- ☒ Three Bedrooms.
- ☒ Large Front and Rear Garden.
- ☒ Ample Off Road Parking.
- ☒ Wealth of character features throughout.