



Stooke  
Hill &  
Walshe

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)



1 Mews Cottage  
The Homend, Ledbury  
HR8 1BN  
£139,950

A charming, individual three bedroom mews style cottage, having gas central heating and character accommodation throughout. The property lends itself to a variety of uses including holiday accommodation, investment or retirement etc.

**HEREFORD 01432 343477**  
8 KING STREET, HEREFORD. HR4 9BW  
[hereford@stookehillandwalshe.co.uk](mailto:hereford@stookehillandwalshe.co.uk)

**LEDBURY 01531 631177**  
14 THE HOMEND, LEDBURY. HR8 1BT  
[ledbury@stookehillandwalshe.co.uk](mailto:ledbury@stookehillandwalshe.co.uk)

**SITUATION**

The property is situated in a quiet location tucked away behind Ledbury town centre, which offers a comprehensive range of facilities and amenities, including shops, restaurants, public houses, sports centre, swimming pool, theatre, community hospital, a mainline railway station and regular bus service.

The larger centres of Hereford, Worcester and Gloucester are all approximately 16 miles distant and the M50/M5 motorway network can be found some four miles to the south of the town

1 Mews Cottage comprises a charming three bedroom Mews style cottage offering many character features throughout. Set in a quiet location set with easy access to Ledbury town centre.

**Directions**

From our office turn right, cross the main road, and between The Seven Stars and Gifted you will find a gated alleyway, proceed through this gate where the property can be found on the left hand side.

**GROUND FLOOR**

**Entrance Hall**

with window to front, radiator, coat hooks, archway to:

**Kitchen**

with window to front, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in Stoves double oven, Stoves four ring gas hob, eye level wall cupboards, wall mounted Caldal central heating boiler, integrated washer/drier and fridge, tiled splashbacks, power points, opening to Pantry with shelving.

**Lounge (Reception)**

4.09m x 3.84m (13' 5" x 12' 7") with window to front, radiator, power points, T.V point.

**FIRST FLOOR**

**Landing**

with Velux window, doors to:

**Bedroom One**

3.58m x 2.62m (11' 9" x 8' 7") with window to front, radiator, power points, opening to Shower Area: with shower cubicle with Mira shower, vanity unit with inset sink, tiled splashbacks.

**Bedroom Two**

3.35m x 3.12m (11' x 10' 3") with velux window, radiator, power points, feature ceiling beams.

**Bedroom Three**

3.18m x 1.98m (10' 5" x 6' 6") with window to front, feature wall and ceiling beams, radiator, power points, door to Aining Cupboard with shelving.

**Bathroom**

panelled bath with shower attachment, low flush w.c., vanity unit with wash basin, radiator, tiled splashbacks.

**OUTSIDE**

**Approach**

The property is approached via a gated archway and paved pathway leading to the front door, opposite which is a raised shared flower bed.

**Information:**

Services: All mains services are connected.

Council Tax: Band B

**Viewing** By appointment through the Agents, Stooke, Hill & Walshe, 14 The Homend, Ledbury. Tel: 01531 631177.

**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.

**My Viewing:**

Date:.....

Time:.....

**Energy Performance Certificate**

1 The Mews Cottages, 13, The Homend, LEDBURY, HRS 1BN

Dwelling type: Enclosed mid-terrace house  
Date of assessment: 04 May 2011  
Date of certificate: 04 May 2011  
Reference number: 8451-2348-6028-6206-1553  
Type of assessment: RASAP, existing dwelling  
Total floor area: 78 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
44	56	41	62

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	
Energy use	386 kWh/m <sup>2</sup> per year	296 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	5.8 tonnes per year	4.5 tonnes per year	
Lighting	£65 per year	£44 per year	
Heating	£833 per year	£755 per year	
Hot water	£36 per year	£81 per year	

You could save up to £236 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**GROUND FLOOR APPROX. FLOOR AREA: 90.52 SQ M (978.52 SQ FT)**

**FIRST FLOOR APPROX. FLOOR AREA: 42.94 SQ M (461.15 SQ FT)**

**TOTAL APPROX. FLOOR AREA: 133.46 SQ FT (1239.67 SQ M)**

Scale: 1:100 (approx. 1:500)



**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.