

FOR
SALE



2 Penelope Cottages, Lugwardine, Hereford HR1 4DS

£300,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This lovely, semi-detached period cottage, occupies a slightly elevated, corner position opposite the church in the heart of the highly favoured village of Lugwardine, about 3 miles east of the cathedral city of Hereford and well placed for access to the market town of Ledbury (11 miles with the M50 motorway link).

The cottage has a variety of original features including fireplaces, sash windows, exposed floorboards and has the benefit of gas central heating with 2 double bedrooms (both ensuite), 2 reception rooms, downstairs cloakroom and a cottage style garden.

The whole is marketed for sale as follows

POINTS OF INTEREST

- *Semi detached Victorian cottage*
- *Popular village location*
- *2 bedrooms both ensuite*
- *Period features*
- *Gas central heating*
- *Attractive garden*



ROOM DESCRIPTIONS

Canopy Porch

With door leading through to the

Entrance Hall

With smoke alarm and staircase leading up to the first floor.

Sitting Room

With exposed floor boards, recessed fire place with wood burning stove and slate hearth, radiator, windows to the front and side.

Dining/Living Room

With exposed floorboards, open fireplace with period surround, tiled insert and slate hearth, radiator, window to the side, under stairs storage cupboard and archway leading into the

Kitchen

Fitted with traditional style storage units including a twin bowl porcelain sink with mixer tap, tiled floor, electric cooker point and extractor hood, plumbing for a washing machine, window, Velux roof light, cupboard housing the gas fired central heating boiler and access to

Inner Hall

With shelf and door to the

Downstairs Cloakroom

With WC, wash hand basin with cupboard below, electric fuse board and window.

Rear Entrance Porch

With flagstone floor.

First Floor Landing

With smoke alarm, access hatch to the roof space and doors to

Bedroom 1

With period fireplace surround, radiator, window to the front and door to the

Ensuite Shower Room

With a tiled shower cubicle with electric fitment, wash hand basin with storage cupboards under and over, WC, shaver and light point, ladder style radiator and window.

Bedroom 2

With period fireplace surround, radiator, window to the side with a lovely view towards the church and door to the

Ensuite Bathroom

With a Victorian style white suite with a roll top bath with mixer tap which has a shower attachment, tiled surround and glass screen, wash hand basin, WC, radiator, wall lights, extractor fan, access hatch to the roof space, window.

Outside

The property is approached from Rhystone Lane via steps to the entrance door, there is a lawned garden stocked with ornamental shrubs and trees and enclosed by picket fencing with a further pedestrian entrance gate and gravelled pathway. There is a rockery, a gravelled seating area, bin storage, outside power socket, outside tap and a garden shed.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

Outgoings

Council tax band C - £2,191 payable for 2025/2026

Water and drainage rates are payable.

What3Words

///villas.uncouth.between

Directions

From Hereford proceed towards Ledbury on the A438, continue into Lugwardine past St Mary's School and then at the staggered crossroads, by the church, turn right into Rhystone Lane and the property is located after a short distance on the left hand side.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

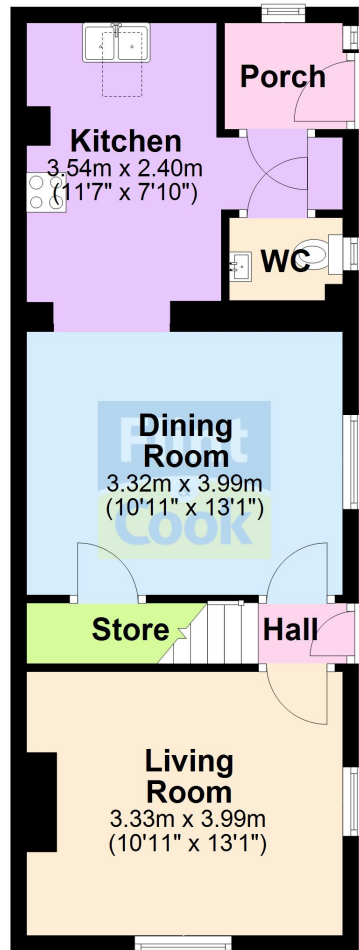
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

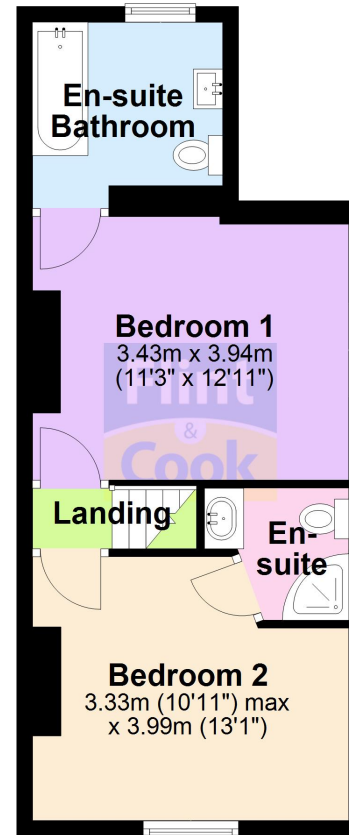
Ground Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 82.3 sq. metres (886.2 sq. feet)

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			88
(81-91)	B			
(69-80)	C			
(55-68)	D		68	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	