



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band E

**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

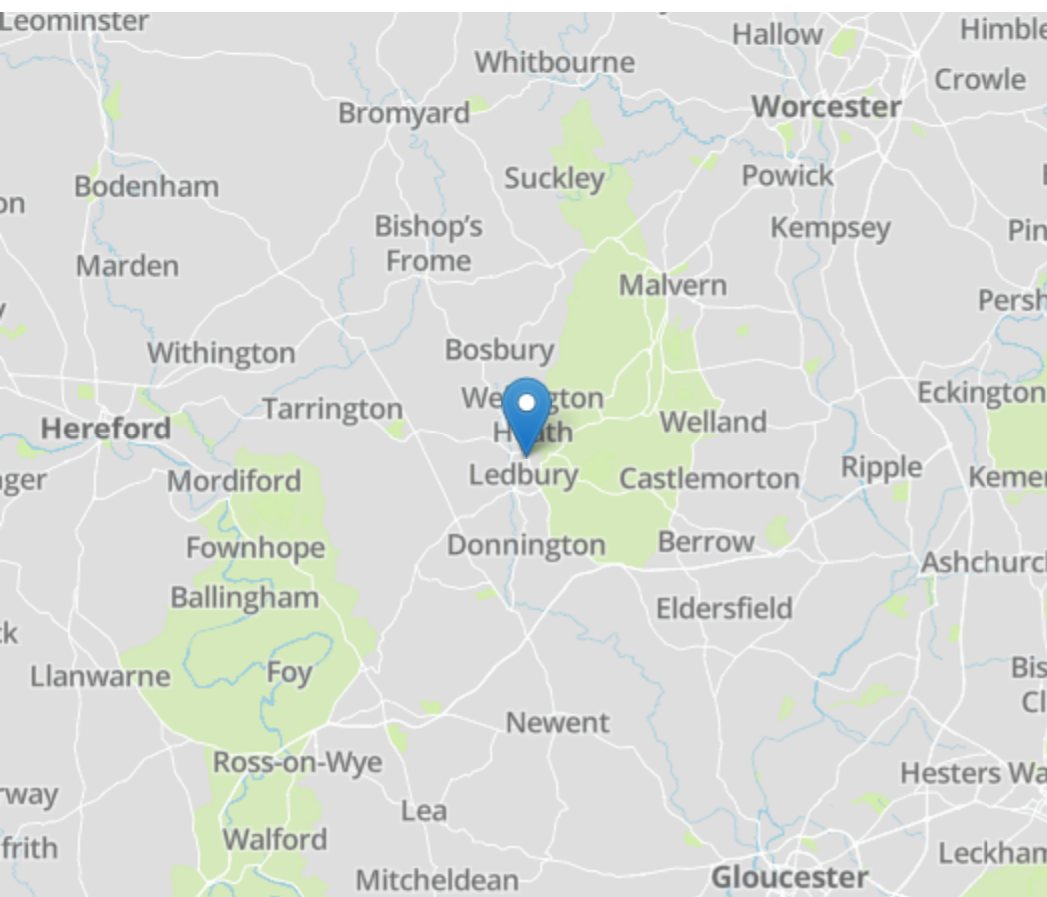
The Willows, The Homend  
Ledbury HR8 1AP

**£395,000**



**DIRECTIONS**

The property can be found along The Homend towards the railway station as indicated by the For Sale board.



- Set within easy walking distance of Ledbury town centre.
- A charming period town villa.
- Wealth of Character Features Throughout.
- Three Large Reception Rooms.
- Kitchen/Breakfast Room Extension.
- Three Bedrooms.
- Two Bathrooms.
- Garden.
- Ample Off Road Parking.
- No Onward Chain.

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.

**Hereford 01432 343477**

**Ledbury 01531 631177**



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 sq.m.) approx.  
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## The Willows

### Situation and Description

The Willows is situated in an elevated position along The Homend within easy walking distance of both Ledbury town centre and the railway station. The property is a charming semi-detached Grade II listed town villa offering a wealth of character features throughout together with three large reception rooms, kitchen/breakfast room extension, three bedrooms, two bathrooms, well stocked garden and ample off road parking with potential for detached garage (stpp).

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with window to side, doors to:

#### Cloakroom

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

#### Lounge

14' 10" x 12' 0" (4.52m x 3.66m) with double doors to the front opening onto the Verandah, feature Adam style fireplace with wooden mantle, brick surround and open fire, radiator, power points, ornate coving, picture rail, power points, T.V point. Large arched opening to:

#### Sitting Room

14' 10" x 15' 5" (4.52m x 4.70m) with sash window to side, feature fireplace with brick surround and open fire grate, ornate coving, picture rail, radiator, power points.

#### Dining Room

9' 11" x 15' 2" (3.02m x 4.62m) with window and door to side, radiator, power points, double doors to storage cupboard, door to:

#### Kitchen/Breakfast Room

12' 9" x 13' 2" (3.89m x 4.01m) with window to front and side, range of wooden worktops with cupboards and drawers under, inset Belfast sink, built-in five ring gas hob with stainless steel extractor hood over, eye level double oven, useful breakfast bar, eye level wall cupboards, ceiling spotlights, radiator, power points, wall mounted central heating boiler, opening to:

#### Utility Room

7' 6" x 6' 7" (2.29m x 2.01m) with window to rear, space for washing machine and fridge/freezer, tiled flooring, power points.

### First Floor

#### Landing

which is split level, having two windows to side, hatch to roof space, power points, doors to:

#### Bedroom One

14' 10" x 12' 0" (4.52m x 3.66m) with window to front enjoying views over The Homend and beyond, radiator, power points, ornate coving to ceiling, door to:

#### En-Suite

with window to side, shower cubicle with electric shower, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan.

#### Bedroom Two

10' 10" max x 10' 8" (3.30m max x 3.25m) with window to side, radiator, power points,

#### Bedroom Three

6' 5" x 11' 3" (1.96m x 3.43m) with two windows to side looking onto the landing, radiator, power points.

#### Bathroom

with window to rear and Velux window, panelled bath, separate shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan, shaver point.

### Outside

#### Approach

The property is approached from The Homend via double wrought iron gates opening onto a tarmac driveway with parking for several cars, leading to a large wooden shed. There is potential and space for a detached garage (STPP).

#### Garden

A formal front lawn, bordered by mature hedging and well-stocked shrub and floral beds, leads via steps to a charming verandah seating area. The lawn wraps around the side of the property, with a pathway guiding you to a secluded paved seating area, ideal for private outdoor dining.

#### Agents Note

We believe there to be a flying freehold above the lounge in favour of next-door.



### At a glance...

- Lounge  
14'10" x 12' (4.52m x 3.66m)
- Sitting Room  
14'10" x 15'5" (4.52m x 4.70m)
- Dining Room  
9'11" x 15'2" (3.02m x 4.62m)
- Kitchen/Breakfast Room  
12'9" x 13'2" (3.89m x 4.01m)
- Utility Room  
7'6" x 6'7" (2.29m x 2.01m)
- Bedroom One  
14'10" x 12' (4.52m x 3.66m)
- Bedroom Two  
10'10" max x 10'8" (3.30m max x 3.25m)
- Bedroom Three  
6'5" x 11'3" (1.96m x 3.43m)

### And there's more...

- Semi-Detached Town Villa.
- Grade II Listed.
- Three Large Reception Rooms.
- Three Bedrooms.
- Garden.
- Ample Off Road Parking.
- No Onward Chain.

### 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.