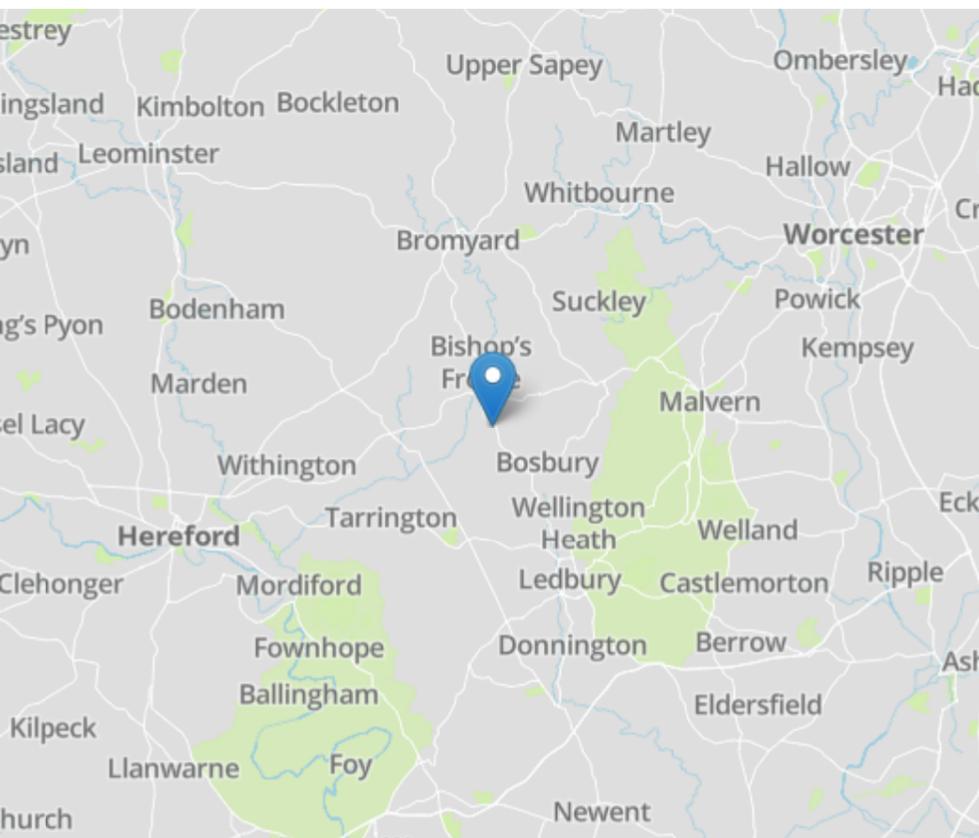




DIRECTIONS

From Ledbury proceed on the B4214 towards Bromyard and after approximately 7 miles the property can be found on the right hand side as indicated by the For Sale board.



GENERAL INFORMATION

Tenure
Freehold
Services
Mains electricity, water, private drainage.

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

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		
		73
	39	
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

Grove Cottage, Castle Frome
Ledbury HR8 1HG

£425,000



- Set in rural location. • A charming detached stone cottage. • Wealth of Character Features Throughout. • Two/Three Bedrooms. • Potential for self contained annexe. • Large, Well Stocked Cottage Style Garden. • Off Road Parking For Several Cars.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 sq.m.) approx.
Made with Metropix ©2026

Grove Cottage

Situation and Description

Grove Cottage is situated within the hamlet of Castle Frome with local facilities available at the nearby village of Bishops Frome. The property offers a wealth of character features throughout together with two reception rooms, two/three bedrooms, large well stocked garden of approximately 1/4 of an acre, ample off road parking and potential for self contained annexe.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with electric convection radiator, power points, short staircase with storage beneath leads to:

Study Area/Bedroom Three/Annexe

13' 7" x 13' 2" (4.14m x 4.01m) large window to front with superb outlook to the orchards and surrounding countryside, wealth of exposed ceiling timbers, electric night storage heater, power points, large enclosed loft style storage space. (Potential for annexe conversion).

Bathroom

with window to side, panelled bath with shower over, shower boarding, wash hand basin, low flush w.c., night storage heater.

Dining Room

12' x 11' 6" (3.65m x 3.50m) glazed door to side giving access to the garden, exposed Oak timber, feature wall with original brickwork, power points, night storage heater, Understairs Storage Area.

Sitting Room

12' 10" x 11' 8" (3.91m x 3.55m) dual windows with pleasant outlook to the front, exposed Oak timber, feature stone Inglenook fireplace with fitted wood burning stove and useful original bread oven storage, wall light point, power points.

Kitchen

12' x 10' 10" (3.65m x 3.30m) dual windows with pleasant outlook onto the garden, fitted with a range of cream units with Belfast sink with mixer tap, wealth of working surfaces with cupboards and drawers under, space for washing machine and dishwasher, range of eye level wall cupboards, feature oil fired Aga (used for cooking and for heating domestic hot water) with Oak mantle over, glass fronted display shelving, feature original Bread Oven storage.

Utility/Garden Room

13' 7" x 10' 10" (4.14m x 3.30m) a substantially large room with pine panelling to dado height, fitted eye level store cupboards, power points, dual doors to both rear and side garden.

First Floor

Landing

with double doors to Airing Cupboard with lagged hot water tank and fitted immersion heater and fitted shelving. Doors to:

Bedroom One

13' x 11' 9" (3.96m x 3.58m) with windows with to both front and rear, hatch to roof space, electric convector heater, radiator, power points, doors to large fitted wardrobes.

Bedroom Two

11' 8" x 10' 10" (3.55m x 3.30m) window with outlook to rear and beyond, range of fitted His and Hers wardrobe, electric radiator, power points.

Bathroom

9' 5" x 8' 2" (2.87m x 2.48m) with window to side, large walk-in corner shower, vanity wash hand basin, low flush w.c., Linen Storage, night storage heater, chrome ladder style radiator.

Outside

Approach

The property is approached from the B4214 onto a large driveway partly being Herringbone brick, with ample storage for caravan/motorhome, plus additional parking for atleast 4 vehicles. Stone steps gives access to the front door.

Undercrop

12' 5" x 13' 6" (3.78m x 4.11m) fully insulated, power and light connected. This area could be further developed into a self contained annexe if required.

Garden

The garden forms a particularly attractive feature of the property and can be accessed via a wrought iron gate to the side. This leads to a timber garden store/workshop with adjoining wood store. A herringbone brick pathway continues to the rear of the property.

Steps rise to a raised lawned garden, attractively landscaped and well stocked with a wide variety of mature shrubs and flowering borders. A paved patio/sun terrace provides an ideal space for outdoor

dining and entertaining.

To one side of the garden is a productive vegetable area incorporating raised beds, a gravelled seating area, ornamental pond, lean-to greenhouse and potting area.

Positioned at the top of the garden is a summer house enjoying delightful views across the gardens and surrounding countryside.

The gardens continue along the far side of the property with additional raised beds, established shrubbery providing year-round colour, and further ornamental trees.

In total, the gardens and grounds extend to approximately 0.25 of an acre.

Agents Note

Most of the sealed units in the double glazed windows have been replaced.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- Reception Room/Bedroom Three
13'7 x 13'2 (4.14m x 4.01m)
- Dining Room
12' x 11'6 (3.65m x 3.50m)
- Sitting Room
12'10 x 11'8 (3.91m x 3.55m)
- Kitchen
12' x 10'10 (3.65m x 3.30m)
- Utility/Garden Room
13'7 x 10'10 (4.14m x 3.30m)
- Bedroom One
13' x 11'9 (3.96m x 3.58m)
- Bedroom Two
11'8 x 10'10 (3.55m x 3.30m)
- Undercrop
12'5 x 13' 6 (3.78m x 4.11m)

And there's more...

- Detached Cottage.
- Two/Three Bedrooms.
- Potential for Annexe.
- Large Well Stocked Garden.
- Ample Off Road Parking.