



# Belle House

Parkway, Ledbury, Herefordshire, HR8 2JD



COUNTRY & CLASSIC



## Belle House

Spacious Detached Five Bedroom House Including a One Bedroom Annexe, Impeccably Presented Throughout. Generous Garden, Terraces, Decking & Double Garage. South-West Facing with Stunning Panoramic Views of the Marcle Ridge. Conveniently Located just 1.5 Miles from Ledbury & 2.5 Miles from M50 Junction 2.

### THE PROPERTY

- Spacious Multi Level Entrance Hall
- Large Triple Aspect Sitting Room with Gas Fired Stove & Two Sets of French Doors to Terrace & Decking
- Stunning Large Light Filled Fully Fitted Kitchen/Dining Room with Porcelain Floor, Gas & Electric Range Master Cooker, Integrated Appliances. Lantern Light & Bifold Doors to Large Terrace
- Adjacent Snug/Play Room with Open Fire
- Downstairs Cloakroom
- Large Landing/Study Area
- Attractive Main Bedroom with Juliet Balcony Enjoying Fabulous Views, Double Aspect with Fitted Wardrobes
- Two Further Double Bedrooms
- Single Bedroom
- Two Contemporary Family Bathrooms with Showers

### THE ANNEXE

- Generous Sitting Room with French Doors to Terrace
- Double Bedroom with Walk in Wardrobe
- Shower Room
- Fully Fitted Kitchen with Integrated Cooker & Appliances
- Utility Room

### THE OUTSIDE

- Good Sized Lawned Garden & Mature Trees
- Attractive South West Facing Terraces & Decking
- Raised Vegetable Beds & Greenhouse
- Double Garage & Large Gravelled Driveway
- Electric Car Charger
- Electric Entrance Gates



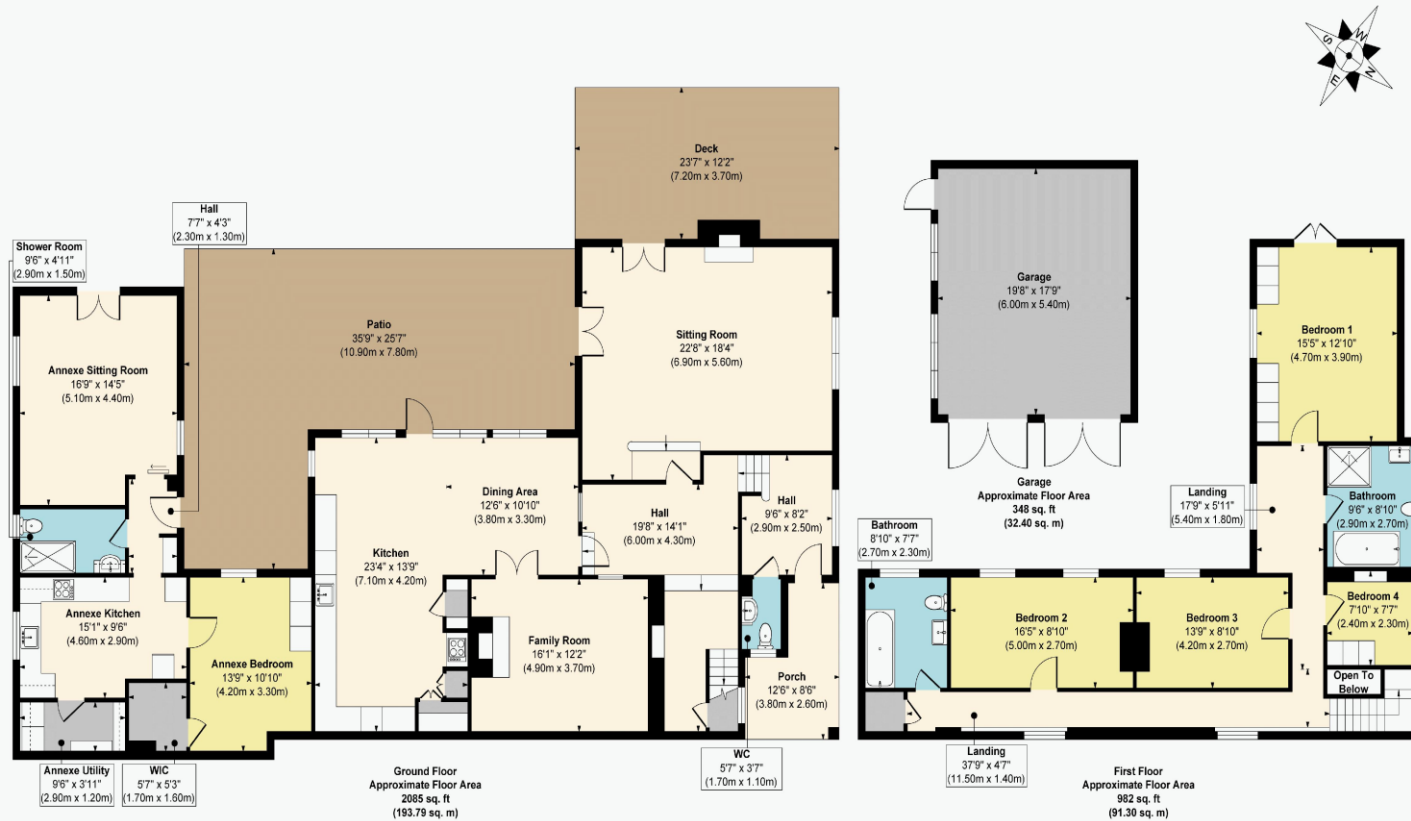




# FLOOR PLANS

Total Approx. Floor Area 3415 Sq. Ft. (317.49 Sq. M.)

## Belle House, Parkway, Ledbury, HR8 2JD



**Approx. Gross Internal Floor Area**  
**Main House = 3067 sq. ft / 285.09 sq. m**  
**Garage = 348 sq. ft / 32.40 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**The Annexe**



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**The Annexe**









## THE SITUATION

- Quiet Rural Location with Stunning Views
- 1.5 Miles to Ledbury with Shops, Schools, Mainline Station and other Local Amenities (Walking Distance)
- 9 Miles to Malvern with Mainline Station
- 15 Miles to Gloucester
- 17 Miles to Hereford
- 2.5 Miles to M50 Junction 2

## PRACTICALITIES

- Council Tax Band – D – Herefordshire District Council
- Mains Electricity & Water
- Private Drainage
- LPG Fired Central Heating
- Double Glazed Throughout
- Positive Air Ventilation System
- 4 G Broadband

## DIRECTIONS

HR8 2JD What 3 Words iron.clashing.shock

From Ledbury take the A417 towards Gloucester, after 1.5 miles take the small lane on the right immediately after the garage. The driveway for the property is then the second driveway on the left before the cottage.

From Junction 2 of the M50 take the A417 towards Ledbury & Hereford. After 2.5 miles take the small turning left immediately before the garage. The driveway for the property is then the second driveway on the left before the cottage

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents: Country & Classic:  
01531 888388



Tel: 01531 888388 or 07879 630396  
Email: [enquiries@countryandclassic.co.uk](mailto:enquiries@countryandclassic.co.uk)





