

Lightwoods Ridgehill, HR2 8AF
Guide price £625,000



Character & Country

PROPERTY SPECIALISTS



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Council Tax Band: E

A SUBSTANTIAL DETACHED WELL-APPOINTED DORMER BUNGALOW, CENTRALLY HEATED AND DOUBLE GLAZED. IN A DELIGHTFUL RURAL LOCATION WITH VIEWS TO DINEDOR AND EXTENSIVE VIEWS TOWARDS THE BLACK MOUNTAINS TO THE WEST, JUST FIVE MINUTES DRIVE INTO HEREFORD ITSELF.

SITUATION AND DESCRIPTION

Lightwoods is a substantial detached dormer bungalow in a picturesque rural setting, enjoying far-reaching views towards Dinedor and The Black Mountains. Despite its peaceful location, the property is just a five-minute drive from Hereford, offering both seclusion and convenience. Well-appointed and well-maintained, the bungalow benefits from oil-fired central heating and double glazing, with flexible accommodation suited to a variety of needs.

THE PROPERTY

Lightwoods offers versatile accommodation and would suit disabled use if required with two ground-floor bedrooms, a bathroom, and spacious reception areas ensuring easy accessibility. The well-equipped kitchen with a breakfast area and additional reception space offers flexibility for family living. Upstairs, two further bedrooms and a second bathroom provide extra accommodation, along with useful storage space. Set within extensive lawned gardens, the home also benefits from a large double garage and ample parking. While in good condition, it offers scope for modernisation, making it an excellent opportunity for a family or those looking to create a home tailored to their needs.

PORCH

INNER PORCH

RECEPTION HALL

SITTING ROOM

With Living Flame fireplace, display shelving, picture window to maximise superb views.

DINING ROOM

With sliding patio door to

CONSERVATORY/GARDEN ROOM

With tiled flooring, radiators, French doors to garden, patio, beautiful views to Dinedor Hill. Separate door to Master Bedroom.

KITCHEN WITH BREAKFAST AREA

Well fitted with a range of cupboards, drawers, eye level wall cupboards, work surface spaces, plumbing for automatic dishwasher, handmade kitchen units, stainless 1.5 bowl steel sink unit, Hotpoint electric oven and grill, space for fridge, Hotpoint hob, extractor, tiling, downlighting. Further reception area with tiling, door to rear gardens and front, deep walk-in

STORE ROOM/CUPBOARD

SEPARATE WC

UTILITY

With stainless steel sink unit, work surface space, cupboards and drawers, eye level wall cupboards.

INNER HALLWAY

With fitted cupboards.

LARGE MASTER BEDROOM

Dual aspect, fitted wardrobes and drawers, shelving, vanity unit and dressing table. Door to Conservatory.

BEDROOM TWO

dual aspect with far reaching views.ect with far reaching views.

FAMILY BATHROOM

With whirlpool bath, heated flooring, wc, wash hand basin with cupboard under, curved shower with thermostatically controlled Mira shower, heated towel rail, tiling and mirror fronted medicine cabinet.

Open plan stairway to

FIRST FLOOR LANDING

With airing cupboard and direct flow hot water cylinder, central heating controls.

BEDROOM THREE

with part pitched ceiling, dressing table, drawers and mirror fronted double wardrobe. Access to under eaves storage.

BATHROOM TWO

With panelled bath, shower attachment, tiling, wc, wash hand basin, fitted mirror and mirror fronted medicine cabinet.

BEDROOM FOUR

With mirror fronted wardrobe, storage over, door to useful dressing table and drawers. Door to

USEFUL ATTIC ROOM

With access to under eaves storage either side, which could form a useful en-suite facility.

OUTSIDE

To the front paved car parking area with lawn either side, hedge and wall surround. Lovely views to the rear. Boiler Room & Store with Trianco oil fired boiler, gas point for Calor gas propane cylinders (which works the living room Living Flame fire) Oil tank (500 gallons). Side lawn, rear lawn and patio with power point extending around the side of the house, all with delightful views to Dinedor Hill , raised shrub floral border.





LARGE DOUBLE GARAGE

With remote control roller door, power and lighting, personal door

SERVICES

Mains electric and water. Private drainage. Oil fired central heating.

TRANSPORT CONNECTIONS

The M50 motorway is approximately 12 miles south, providing routes to South Wales and the M5 motorway. Ross on Wye approx. 12 miles, Ledbury approx. 12 miles. Gloucester/Cheltenham approx. 25/30 miles.

Hereford railway offering direct services to Newport, Cardiff, Swansea, Shrewsbury, Chester, Manchester, and Birmingham.

LOCAL AUTHORITY

The Herefordshire Council Tax Band E



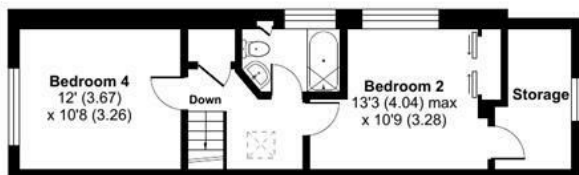




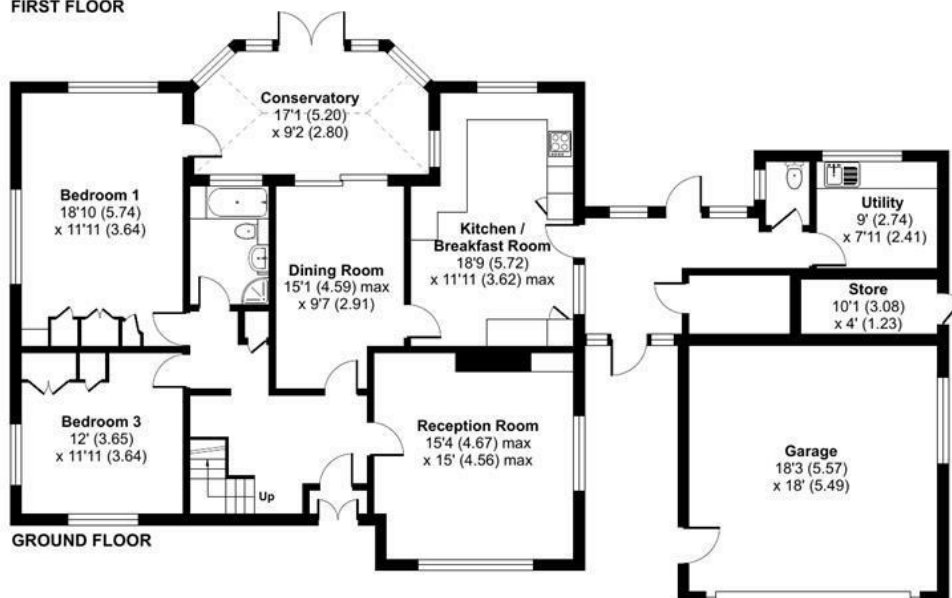
Ridgehill, Hereford, HR2

Approximate Area = 2028 sq ft / 188.4 sq m
 Garage = 336 sq ft / 31.2 sq m
 Outbuilding = 41 sq ft / 3.8 sq m
 Total = 2405 sq ft / 223.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Character & Country. REF: 1236816



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- Accessible and easily adaptable with two ground floor bedrooms and bathroom
- Two additional first floor bedrooms and bathroom
- Three reception rooms, kitchen and utility with additional store rooms
- Well maintained and offered in good condition with scope for modernisation
- Large double garage, parking and extensive lawned gardens
- Lovely rural location with views towards Dinedor, The Black Mountains and Hereford
- Easy access to Hereford (5 minutes drive) and city centre amenities
- Readily accessible to a number of regional centres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	52	78
England & Wales	EU Directive 2002/91/EC	