



Leys Cottage Falcon Lane, Ledbury, HR8 2JS



**Sunderlands**  
Residential Rural Commercial





**Leys Cottage Falcon Lane  
Ledbury  
HR8 2JS**

**Summary of Features**

- Barn conversion
- Two bedrooms
- Two reception rooms
- Garage and parking
- Desirable rural location
- No onward chain

**Asking Price £265,000**

Located in a charming area a short distance away from the popular town of Ledbury, this delightful barn conversion offers a unique blend of rustic character and modern comfort. Featuring two inviting reception rooms, the property provides generous space for both relaxation and entertaining. The two well-proportioned bedrooms make it an ideal choice for a small family or anyone seeking a peaceful retreat. A thoughtfully designed bathroom ensures comfort and convenience, while the cottage-style garden adds a touch of charm and offers a lovely outdoor space for enjoying the fresh air—perfect for gardening enthusiasts or those looking to unwind in a tranquil setting. In addition to its appealing interior, the property benefits from a garage and a dedicated parking space, providing practicality for those with vehicles.

**Location**

Set in the heart of the beautiful Herefordshire countryside, just 2.5 miles from the historic market town of Ledbury, this property offers an ideal blend of rural tranquillity and modern convenience. Surrounded by open fields and quiet country lanes, it's perfect for those who enjoy walking, cycling, and a peaceful pace of life. Nearby Ledbury is celebrated for its picturesque timber-framed buildings, independent shops, cosy cafés, and welcoming community. The town also provides a full range of amenities, including supermarkets, schools, and a mainline railway station with direct links to Hereford, Worcester, and beyond.

**Accommodation**

The accommodation comprises: Entrance porch, living room, dining room, kitchen, two bedrooms and bathroom.

**Porch**

A charming Oak-framed entrance porch with a vaulted ceiling and side windows, creating a bright and welcoming approach to the main residence.

**Sitting Room**

This inviting living room exudes charm, with exposed beams, Oak flooring, and a glazed window framing views of the picturesque cottage-style garden. A cosy and characterful space, perfect for relaxing or entertaining.

**Dining Room**

Full of character and warmth, this delightful dining room showcases exposed beams, oak flooring, and a central wood burner. Offering a cosy atmosphere with ample space to entertain, the room lends itself perfectly to both everyday dining and flexible use.

**First Floor:**

**Kitchen**

A modern and functional kitchen fitted with a range of grey

Shaker-style base and wall units complemented by oak worktops and a Belfast-style inset sink. Integrated appliances include a Lamona electric hob with cooker hood, Neff oven, and under-counter fridge, freezer, and washing machine, creating a stylish and practical space for everyday living.

**Bathroom**

A well-appointed bathroom comprising a low-level WC, hand basin, and a panel-sided bath with mixer shower. A window to the front provides natural light, creating a bright and practical space.

**Second Floor:**

**Bedroom One**

A good-sized double main bedroom offering ample space for freestanding furniture, with a built-in wardrobe, additional storage cupboard, and a charming window seat. The room enjoys delightful views over the garden and surrounding countryside, creating a bright and restful retreat.

**Bedroom Two**

A comfortable double bedroom with triple fitted wardrobes, offering excellent storage and flexibility for a variety of uses. A window provides natural light and pleasant views, making it a bright and adaptable space.

**Outside:**

This charming cottage-style garden, beautifully south-west facing, offers a serene and inviting outdoor space. A welcoming Indian sandstone patio extends from the porch, providing an ideal spot for relaxing or entertaining while enjoying the sun. The patio leads to a well-maintained lawn, framed by a pathway that gently splits in two, creating a sense of exploration and balance. An array of raised beds adds both structure and vibrant greenery, complemented by mature shrubs and a striking mature tree, offering privacy and seasonal interest. A practical garden shed completes the space, combining functionality with the tranquil, picturesque ambiance of this delightful garden. The property benefits from a single garage, with up and over door and parking space to the front.

**Services:**

We understand mains water and electricity are connected to the property.

LPG Has central heating.

Private shared drainage.

Herefordshire Council Tax Band - C

Tenure - Freehold









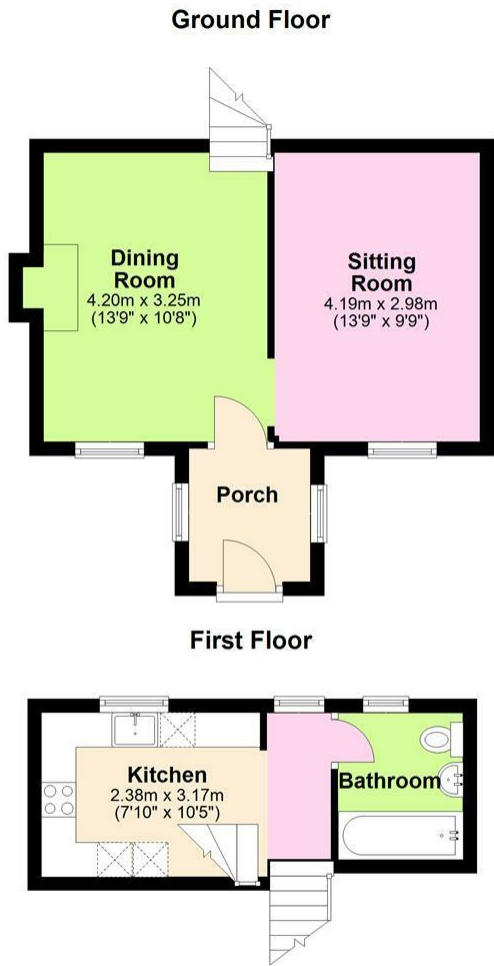






Directions

Leave Hereford on the A438 heading towards Ledbury. Continue for around 11 miles, then turn right onto Falcon Lane. After approximately 500 yards, you'll see a row of single-storey properties just before a large farmhouse. Turn right into the parking yard before reaching these buildings, and park in the designated additional parking area. A gated pathway from here leads directly to the property.



Total area: approx. 88.4 sq. metres (951.1 sq. feet)

Sunderlands

Hereford Branch

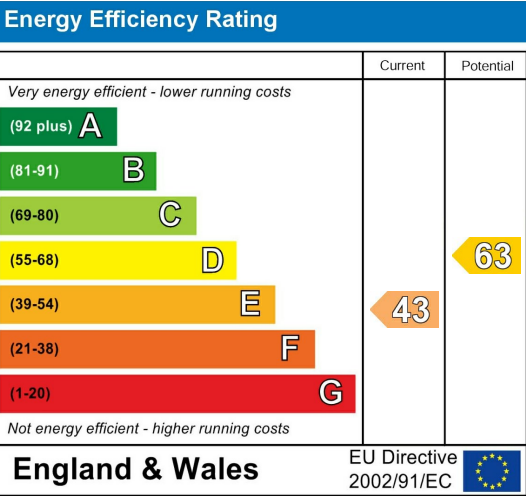
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