

Parc Wern, Parkway, Ledbury. HR8 2JG

Attractive Four Bedroom double fronted Detached Cottage being set within approximately 1/3 Acre. Offering Character and Charm together with outlooks and views to Marcle Ridge. Featuring: Two Reception Rooms, Quality Fitted Kitchen, Utility, Cloakroom & Bathroom. Outside offers: Landscaped Rear Gardens, Large Garage with Hobby Room over & Ample Off-Road Parking

Guide Price £550,000 Freehold



Parc Wern, Parkway, Ledbury HR8 2JG

Guide Price: £550,000 FREEHOLD

We are delighted to offer for sale this spacious, high quality **FOUR BEDROOM detached cottage** boasting delightful views from the rear garden and the front bedrooms. Cottage has recently installed 'New' central heating boiler that was installed in Autumn 2025, and accommodation offers two generously sized reception rooms, a quality fitted kitchen, utility room and cloakroom. The First Floor meanwhile offers FOUR bedrooms, and a family bathroom.

The property is situated in the hamlet of Parkway just over 1 mile from Ledbury town centre, which offers a comprehensive range of facilities to include: shops, leisure facilities, primary and secondary schools (property is within the catchment area for Eastnor Primary School. , community hospital, mainline railway station and bus service. Hereford, Worcester and Gloucester are all approximately 16 miles away and for those looking to commute the M50/M5 motorway network is approximately two miles away.

Being set within approximately one third of an acre 'Parc Wern' enjoys large landscaped gardens, ample off road parking, and a substantial Detached Garage with hobby room above; this home really must be seen to be appreciated.

MWL 1900

To aid your understanding/appreciation; our details include "Garden & Layout Plans".

THE PROPERTY COMPRISES AS FOLLOWS **(all dimensions stated are approximate)**

Entrance via Canopy Porch with seating within, outside light & solid timber door to:

Reception Hall having a central heating thermostat, alarm system, ceiling light point, door to Understairs Cupboard coat hooks and wall light. Staircase to first floor and door to Dining Room and opening to:

Sitting Room 19'5" max into Entrance Hall & 12'5"min. x 14'1"max. Front and side aspect timber double glazed windows. With fitted log burner to fireplace with oak mantel over and tiled hearth. Cast iron radiator, power points, TV point, four wall

lights, carbon monoxide detector, door to Cupboard with shelving within.

Dining Room 14'8"max. & 12'7"min. x 11'1"max. front aspect timber double glazed window, feature brick open fireplace with tiled hearth, oak flooring, feature beams to walls and ceiling, cast iron radiator, power points, telephone point, fitted cupboards to recess, ceiling light point, step and opening to:

Quality fitted Kitchen 17'7" x 7'9" Two rear aspect timber double glazed windows and door to Utility. Kitchen is fitted with an extensive range of base & wall units, 1 ½ ceramic sink inset to Oak worktops, space and provision below worktop for a tumble dryer plus plumbing and waste for a Dishwasher. Quality gas and electric Rangemaster oven, matching oak upstands to worktop and

splashback tiling behind Rangemaster. Kitchen is completed by tiled flooring with under floor heating, space for an American style fridge freezer, numerous power points, thermostat for underfloor heating, feature wall beams, carbon monoxide detector, cupboard housing the consumer unit, 10 downlighters to ceiling. Finally Kitchen is completed by a recently installed Worcester oil fired central heating combi boiler (installed Autumn 2025) and door to the: -

Utility Room 8'5" x 4'8" Rear aspect timber double glazed window and door to rear garden. Fitted base unit with oak worktop over with inset sink, space below worktop for a washing machine and having splashback tiling. tiled flooring with under floor heating, fitted cupboard with built in shelving, ceiling light point and door to:



Cloakroom 4'9" x 4'6" Rear aspect timber double glazed obscure window; fitted 'White' suite comprising: low level close coupled W.C, pedestal wash hand basin, tiled flooring with under floor heating and a ceiling light point.

Stairs from Hall lead up to:

Landing having power points, smoke detector, two ceiling light points, smoke detector, loft hatch and two sets of stairs lead to the following rooms:

Bedroom One 14'1"max. & 12'0"min. x 11'2"max. Front and side aspect timber double glazed windows enjoying outlooks to Marcle Ridge from the front aspect; radiator, power points, ceiling light point and fitted double Wardrobe.

Bedroom Two 18'1"max. & 13'8"min. x 8'0"max. Two rear aspect timber double glazed windows; radiator, power points, ceiling light point and a built-in double Wardrobe with built in shelving and wall light.

Bedroom Three 11'2"max. x 11'2"max. Front aspect timber double glazed window enjoying outlooks to Marcle Ridge, radiator, power points and ceiling light point.

Bedroom Four 11'3"max. x 8'4"max. Front aspect timber double glazed window enjoying outlooks to Marcle Ridge, radiator, power points and a ceiling light point.

Bathroom 13'7" x 4'9" Rear aspect timber double glazed obscure windows and being fitted with a White suite comprising: low level close coupled W.C, edestal wash hand basin and a panelled sided bath with mixer shower, full height tiling and shower screen. Bathroom is completed by exposed timber floorboards, cast iron radiator, electric shaver point,

extractor fan and three downlighters to ceiling.

OUTSIDE/GARDENS

The property is set back from Gloucester Road and via twin cast iron gates and pathway leading to the Canopy Porch and a side gate providing access to the rear garden.

The foregarden has lawned areas complemented by mature shrubs and trees, and decorative cast iron railings and brick walling. Pedestrian path leads to a paved driveway offering ample parking and access to the large garage. Side gate provides access to pedestrian path side access to the garage and a timber staircase providing access to Hobby Room above.

The pathway continues around the property, featuring an attractive Malvern stone retaining wall, a characterful water well pump, and a door leading to the Utility

Side Garden Offering a useful **Outbuilding 11'3" x 10'6"**. Steps lead to a stone chipping seating area and a paved patio, well stocked flower borders, a corner shed, raised timber platform perfect for potted plants. Further steps lead to a generous paved patio enjoying delightful views towards Marcle Ridge, complete with a quality roofed pergola; perfect for outdoor entertaining. A stone retaining wall and additional steps lead to the main rear garden.

Landscaped Rear Garden The landscaped garden enjoys pleasant outlooks towards Marcle Ridge and is predominantly laid to lawn, complemented by a variety of shrubs, flowers and mature trees. To the far end of the garden there is shed and log store, and garden has fencing to all boundaries, with rear

boundary backing onto the Eastnor Estate and Cottage lies within the Malvern Hills 'Area of outstanding natural beauty'. Finally, steps from the garden to timber bridge, which leads down to paved pathway that provides access to the Hobby Room above the Garage.

Garage 19'3" x 16'3" A spacious garage with two timber side doors and an additional side door leading to the rear pathway. The garage benefits from power and lighting.

Hobby Room (Above Garage) 15'9" x 11'4" A versatile space featuring a front-aspect timber double-glazed window with attractive views, power points, smoke detector, two ceiling light points, and useful eaves storage . ideal as a hobby room, studio, or home office.

TENURE This is understood to be **FREEHOLD**.

VIEWING Strictly via **KIMBERLEY'S ESTATE AGENTS**.
TEL: (01531) 635151

SERVICES Mains Electricity, Gas, Water and Drainage

TELEPHONE LINE Subject to Telecoms regulations

VACANT POSSESSION UPON COMPLETION OF THE PURCHASE

N.B. Room sizes stated are approx. and measured wall to wall. If you require measurements for carpets or other purposes, you must measure the **RELEVANT** areas.

AGENTS NOTE Whilst we endeavor to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services; and so cannot verify that they are connected, in working order or fit for the purpose; neither have we had sight of the legal documents.

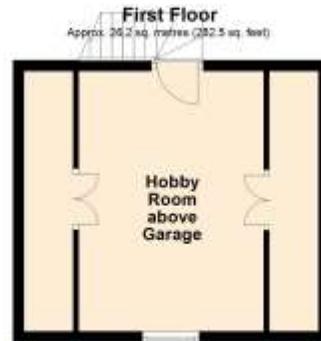
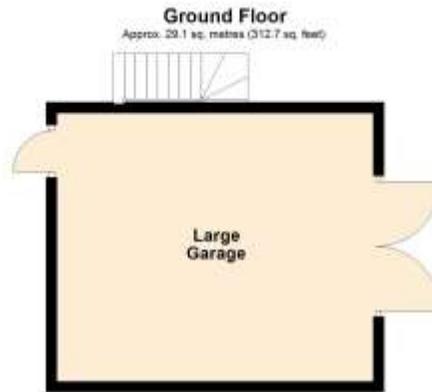
REGULATORY NOTES: successful offeror/s is required to pay for anti money laundering checks conducted by a 3rd party (credas) these are charged at £30 including VAT per applicant. They will also be required to produce identification & residency

documentation, together with proof of funds in order to satisfy our clients that the PURCHASER complies with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be requested from us request. Meanwhile, KIMBERLEY'S have made every effort to ensure that our measurements and details/particulars are accurate, but, prospective purchaser/s/tenant/s must satisfy themselves as to the accuracy of the information we provide. No information with regard to planning / building regulations compliance, or of the structural integrity, tenure, services or appliances has been verified by ourselves; therefore prospective purchaser/s/tenant/s need to validate any of these matters prior to offering and making a formal intention to purchase or lease any property, or enter into a contract.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kimberley's Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Any buyer is advised to obtain verification from their Solicitor or Surveyor; and references to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, thus any buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars; however they may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

SITE / GARDEN PLAN FOR IDENTIFICATION PURPOSES ONLY



Total area: approx. 178.1 sq. metres (1916.8 sq. feet)

FLOOR PLANS FOR IDENTIFICATION PURPOSES ONLY



Tel: 01531 635151



Tel: 01531 635151



Tel: 01531 635151