



The Homend, Ledbury, HR8

Ledbury

Guide Price
£450,000



Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

A Beautifully Refurbished and Extended Two Bedroom Detached House. Finished to an Exceptional Standard with Stylish Contemporary Interiors and Landscaped Gardens.

Entrance Hall – Sitting Room – Kitchen Dining Room – Cloakroom – Covered Outdoor Entertaining Area – External Utility Store - Principal Bedroom with Ensuite Bathroom – Second Double Bedroom – Shower Room – Landscaped Gardens – Extensive Driveway Parking

This beautifully renovated and detached house has been comprehensively remodelled from a three-bedroom house into a spacious two-bedroom house, extended and upgraded throughout to create an exceptional contemporary home ideally suited to modern living.

Constructed of brick cavity walls beneath a pitched roof, the property offers stylish and thoughtfully designed accommodation arranged over two floors, combining high-quality finishes with practical and versatile living spaces.

The property benefits from powder-coated aluminium double-glazed windows with integrated blinds, modern heating, extensive bespoke detailing and a carefully considered mix of contemporary and traditional styling.

Outside, the property enjoys extensive block paved driveway parking together with landscaped low-maintenance gardens and an impressive covered outdoor entertaining space.

Ledbury offers a superb quality of life, being a well-served historic market town surrounded by beautiful rolling countryside. Ledbury's mainline train station is a short walk (0.3 miles) from the property and has direct trains to Birmingham and London Paddington. 5 miles south of the town is the M50 motorway, which links to the M5 motorway.

Malvern 7.5 miles – Hereford 15 miles – Worcester & Gloucester 17 miles – Cheltenham 25 miles

M50 motorway (J2) 5 miles - M5 motorway (J7) 16 miles
(Distances are approximate)

PRACTICALITIES

Herefordshire Council Tax Band 'D'
Mains Gas, Electricity, Water & Drainage
Gas-fired Central Heating Throughout
Double Glazing Throughout
Ultrafast Broadband Available
Freehold
EPC 'C'

THE PROPERTY

The property is approached via a large block paved driveway with raised railway sleeper beds, this provides parking for several vehicles. Wide Indian sandstone steps rising to an attractive oak-framed apex entrance porch.

An obscured glazed entrance door with tall glazed side panels opens into a well-proportioned entrance hall featuring engineered timber flooring, which continues into the kitchen/dining room. There is pendant lighting, and the stairs rise to the first floor. Doors lead to the sitting room, kitchen/dining room.

The sitting room is an impressive triple-aspect reception room flooded with natural light and enjoying pleasant outlooks to the front, side and rear. A contemporary wood-burning stove forms an attractive focal point, complemented by acoustic wall panelling, modern tall radiators and stylish finishes throughout.

The kitchen/dining room is a particularly striking space extending to almost ten metres in length and designed to create an impressive open-plan entertaining area. To the front is a spacious dining area with a large window and ample space for a substantial dining table, complemented by tall wall-mounted radiators and a peninsula breakfast bar dividing the kitchen area.

The kitchen itself is beautifully fitted with a range of contemporary base units beneath timber worktops, together with glazed display cupboards, tiled splashbacks, deep pan drawers, wine storage and a pantry-style cupboard. There is an integrated dishwasher, a Cuisine Master range cooker (available by separate negotiation) with extractor hood above, a twin ceramic sink with a brushed brass mixer tap, and space for under-counter appliances.

A large roof lantern floods the room with natural light, while a side window overlooking the garden creates an attractive dual aspect. A glazed door provides direct access outside.

A modern timber door leads to a stylish ground-floor cloakroom fitted with a wall-mounted basin and concealed cistern WC, complemented by automatic lighting and extractor fan.

Extending across the rear extension is a covered lean-to canopy area, creating an excellent all-weather indoor-outdoor entertaining space. A useful timber-framed utility store provides additional space for white goods and practical storage.





Upstairs

Timber stairs with carpet runner rise to the first floor landing featuring wall lighting, pendant lighting and a window positioned above the staircase providing additional natural light.

The principal bedroom is a generously proportioned dual-aspect room enjoying far-reaching views towards Marcle Ridge. Features include carpeted flooring, wall lighting and tall wall-mounted radiators.

There is an impressive ensuite bathroom, stylishly finished and featuring a large walk-in shower with niche shelving and double shower heads, a large bath, a pedestal wash basin and a traditional style WC. Additional features include two-tone tiled finishes, tiled flooring, a useful storage cupboard, a ladder radiator, obscured glazing, an extractor fan, and ceiling lighting.

Bedroom Two is another well-proportioned double room with a front aspect window, carpeted flooring and wall lighting. A large drop-down loft hatch with ladder provides access to substantial attic storage space.

The separate shower room has been beautifully finished with fully tiled walls and decorative floor tiles. A vanity unit incorporates a wash basin, concealed cistern WC and storage. There is a large walk-in shower with brushed brass fittings and dual shower heads, a matt black ladder towel radiator, extractor fan and ceiling lighting.

Outside

To the front of the property is an extensive block-paved driveway providing generous parking bordered by raised sleeper retaining beds.

Timber-gated side access leads into the landscaped rear garden, which has been designed for ease of maintenance while retaining excellent outdoor entertaining space and privacy.

The rear garden features Indian sandstone paving, high timber fencing with trellis detailing, outdoor lighting, outdoor water supply and external power points.

A standout feature of the property is the substantial covered outdoor entertaining area extending along the rear extension, creating a versatile sheltered space for year-round use.

