



## Keepers Cottage, Woodend, HR8 2RS

Guide Price **£325,000**

An attractive detached three-bedroom cottage offering excellent potential and requiring full refurbishment, conveniently located close to the popular village of Ashperton. The property benefits from a large garden, approximately one acre of woodland and off-road parking. EPC rating F.

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 3



**01531 634648**

Ledbury Office  
[ledbursales@johngoodwin.co.uk](mailto:ledbursales@johngoodwin.co.uk)  
[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)  
[@JGoodwinFRICS](https://www.linkedin.com/company/john-goodwin-the-property-professionals)

3-7 New Street, Ledbury, Herefordshire, HR8 2DX  
Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London





A charming opportunity for those seeking a renovation project in a desirable rural setting, this three-bedroom detached cottage at Woodend, offers immense potential to create a personalised family home. With a generous footprint of 1200 sq ft, this property invites a vision of modern living while retaining its inherent character.

The ground floor features an entrance hall/utility room, a separate shower room, and three versatile reception rooms, providing ample space for relaxation, dining, and entertaining. The kitchen, with its practical layout, awaits a new design to become the heart of the home. There is further potential to extend the property (subject to the relevant planning permissions being granted).

On the first floor, a landing leads to three well-proportioned bedrooms. A family bathroom completes the upper level, ready for modernisation to meet contemporary tastes. This well-defined layout provides an excellent foundation for renovation, allowing you to tailor the space to your specific needs and preferences.

Woodend is a small and attractive rural hamlet set amidst unspoilt Herefordshire countryside, just outside the popular village of Ashperton. The area is well known for its peaceful setting, rolling farmland and scenic walks, while still offering convenient access to the market town of Ledbury, which provides a wide range of shops, cafés, pubs, schools and a mainline railway station with direct links to London Paddington.

Families are well served by local schooling options, including Ashperton Primary, a welcoming village school for children known for its strong community ethos. Nearby in the wider Ledbury area there are other well-regarded primary schools and the John Masefield High School & Sixth Form Centre for older pupils, providing comprehensive education from early years through to sixth form.





The surrounding villages offer a strong sense of community and the wider road network allows easy travel to Hereford, Worcester and the M50, making Woodend an ideal location for those seeking a balance of countryside living and accessibility. This detached cottage is an exceptional prospect for those looking to invest in a renovation project, offering the chance to craft a bespoke home in a sought-after Herefordshire location. Viewing is highly recommended to fully appreciate the potential on offer.

**Outside** - This property boasts a private driveway, ensuring ample off-road parking. The true gem of this residence is its extensive outside space, featuring a large garden and approximately one acre of woodland. This expansive outdoor area offers boundless opportunities for creative landscaping, establishing a vibrant garden, or simply enjoying the natural surroundings. It presents an idyllic setting for outdoor activities and private enjoyment.

**Services** - We have been advised that mains electricity and water are connected to the property. Heating is via an oil fired boiler. Private drainage is via a septic tank. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

**Directions** - From our office in Ledbury turn left onto the high street and continue out of town along the A438. At the junction with the train station on the right turn left onto the Hereford Road and follow this road to the Trumpet Cross Roads. Continue straight over at the lights and follow the A438 past the Durlow Common sign and lay-by on your LHS. Turn right at the sign for Ashperton. Follow this road and take the 1st right hand turn signposted Ashperton 1 Mile. The Cottage the first black and white detached property on the right hand side.



**Entrance Hall/Utility Room** - 4.4m x 3.2m (14'5" x 10'5")

**Shower Room**

**Sitting Room** - 3.7m x 3.6m (12'1" x 11'9")

**Reception Room** - 3.7m x 3.6m (12'1" x 11'9")

**Kitchen** - 3.4m x 3.2m (11'1" x 10'5")

**Dining Room** - 3.3m x 3.2m (10'9" x 10'5")

**Landing**

**Bedroom** - 3.7m x 3.7m (12'1" x 12'1")

**Bedroom** - 3.7m x 3.7m (12'1" x 12'1")

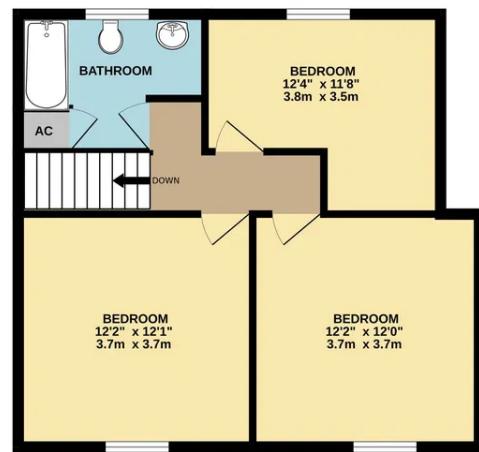
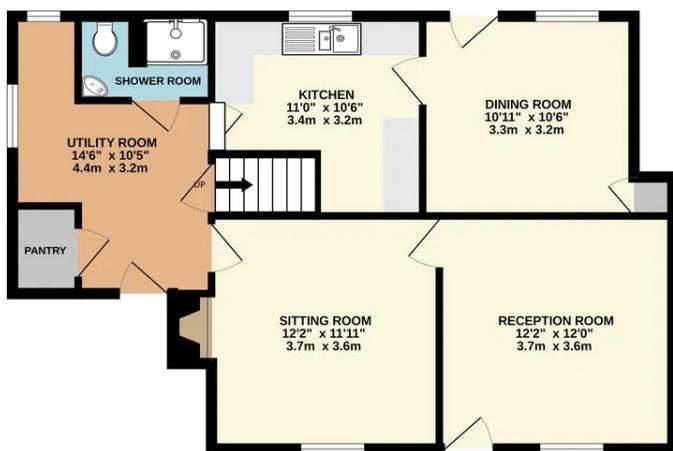
**Bedroom** - 12.4m x 11.8m (40'8" x 38'8")

**Bathroom**



GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Tenure** - Freehold - We are advised (subject to legal verification) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax Band

COUNCIL TAX BAND "C" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is F (28).

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	28	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**MISREPRESENTATION ACT, 1967**

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.