

Lamorna The Homend
Ledbury HR8 1BS

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £475,000

Finished to an EXCEPTIONAL STANDARD, LAMORNA is an EXTENDED TWO BEDROOM DETACHED FAMILY HOME, HIGH SPEC KITCHEN EXTENSION with ROOF LANTERN, MASTER EN-SUITE, BLOCK PAVED DRIVEWAY for FOUR VEHICLES, LOW MAINTENANCE REAR GARDENS situated in the HEART OF THE PICTURESQUE HISTORICAL MARKET TOWN of LEDBURY.

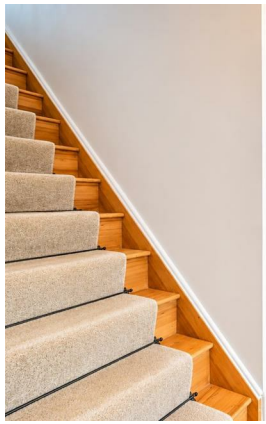
Situated at the foot of the picturesque Malvern Hills, the historic market town of Ledbury is renowned for its charming black-and-white timber-framed buildings, cobbled streets and beautiful surrounding Herefordshire countryside. The town offers an excellent range of amenities, including independent shops, supermarkets, cafés, restaurants, traditional public houses, a leisure centre, library, doctors surgery and both primary and secondary schooling. Ledbury also boasts a thriving community with a popular weekly market, annual festivals and a wealth of scenic countryside walks.

Ledbury is particularly well placed for commuters, benefiting from its own mainline railway station (which is within 10 minutes walking distance of the property), offering regular services to Hereford, Worcester, Birmingham and beyond. The M50 motorway is approximately 4 miles away, providing convenient access to the M5 motorway network and wider destinations.

The town enjoys an excellent central location, with Hereford approximately 15 miles away, Worcester - 17 miles, Gloucester - 18 miles and Cheltenham - 25 miles. The beautiful Cotswolds are also within easy reach, with the western edge approximately 20–25 miles away, offering picturesque villages, countryside walks and popular visitor attractions. Nearby Eastnor Castle and the Malvern Hills provide further opportunities for outdoor pursuits and leisure activities.

Combining historic charm, excellent local amenities, beautiful countryside and convenient transport connections, Ledbury offers an appealing lifestyle for families, professionals and those seeking a balance between town and country living.

















Enter the property via aluminium double glazed door into:

ENTRANCE HALL
6'0 x 5'0 (1.83m x 1.52m)
Polished wooden flooring, stairs leading off. Door to:

LOUNGE
16'8 x 12'8 (5.08m x 3.86m)
Cast iron logburner with tiled surround and hearth, beautifully appointed throughout, this room has a modern panelled radiator, front, rear and side aspect Joedan aluminium double glazed windows with built-in blinds.

DINING ROOM
16'5 x 9'8 (5.00m x 2.95m)
Polished wooden flooring, two modern panelled radiators, breakfast bar area, Joedan aluminium double glazed front aspect window. Door to:

CLOAKROOM
6'5 x 2'9 (1.96m x 0.84m)
Built-in WC, wash hand basin with mixer tap, vanity wash hand basin with mixer tap, polished wooden flooring, extractor fan.

KITCHEN AREA
15'6 x 9'6 (4.72m x 2.90m)
Contemporary kitchen comprising of a range of base and wall mounted units with wooden worktops and tiled splashbacks, under unit lighting, Cuisinemaster range oven with five ring gas hob (which may be available via separate negotiation), double bowl Belfast sink unit with mixer tap, integrated dishwasher, polished wooden flooring, under counter fridge and freezer, larder cupboard unit with lighting, wine rack, rectangular roof lantern, side aspect Joedan aluminium double glazed windows, double glazed aluminium door leading to the garden area.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Rear aspect Joedan aluminium double glazed window. Sliding door to:

MASTER SUITE
16'9 x 13'0 narrowing to 8'5 (5.11m x 3.96m narrowing to 2.57m)
Wall light fittings, modern panelled radiator, front and side aspect Joedan aluminium double glazed windows with pleasant elevated views. Door to:

EN-SUITE BATHROOM
8'0 narrowing to 5'6 x 7'3 (2.44m narrowing to 1.68m x 2.21m)
Tiled bath with mixer tap and shower detachment, pedestal wash hand basin with mixer tap, WC, double shower cubicle accessed via sliding glazed screen with built-in shelving, built-in Grosvenor overhead detachable shower system, fully tiled floor and walls, door to over stairs storage cupboard, heated towel rail, extractor fan, front aspect Joedan aluminium double glazed frosted window.

BEDROOM 2
10'4 x 10'0 (3.15m x 3.05m)
Victorian style radiator, access to roof space, front aspect Joedan aluminium double glazed window with fitted blinds.

SHOWER ROOM
6'3 x 5'9 (1.91m x 1.75m)
Vanity wash hand basin with mixer tap and cupboard below, built-in WC, double shower cubicle accessed via sliding glazed screen with Grosvenor inset detachable and overhead showers, fully tiled floor and walls, heated towel rail, extractor fan, rear aspect frosted window.

OUTSIDE
To the front of the property, there is a block paved driveway, suitable for the parking of up to four vehicles. The property benefits from allocated traffic lights, providing controlled access and helping to regulate the flow of traffic for safer and more convenient entry and exit. There are beds enclosed by recycled railway sleepers planted with shrubs and bushes, raised patio area with oak framed open porch to the front door. A gated side access leads to the rear garden which is laid with Indian sandstone paving for low maintenance, outside power points. The walling in the rear garden has been decorated with wooden batten with further fencing and trellis surround. From the kitchen door, there is an open aluminium framed structure with a polycarbonate roof providing shelter and shade. From here, wooden double doors lead into:

UTILITY CUPBOARD
Space for tumble dryer, American fridge / freezer, power points.

SERVICES
Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: D
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From the centre of Ledbury, proceed out of town with the historical market house being on your right hand side. At the Tesco traffic lights, the property will be found, tucked away, on your right hand side.

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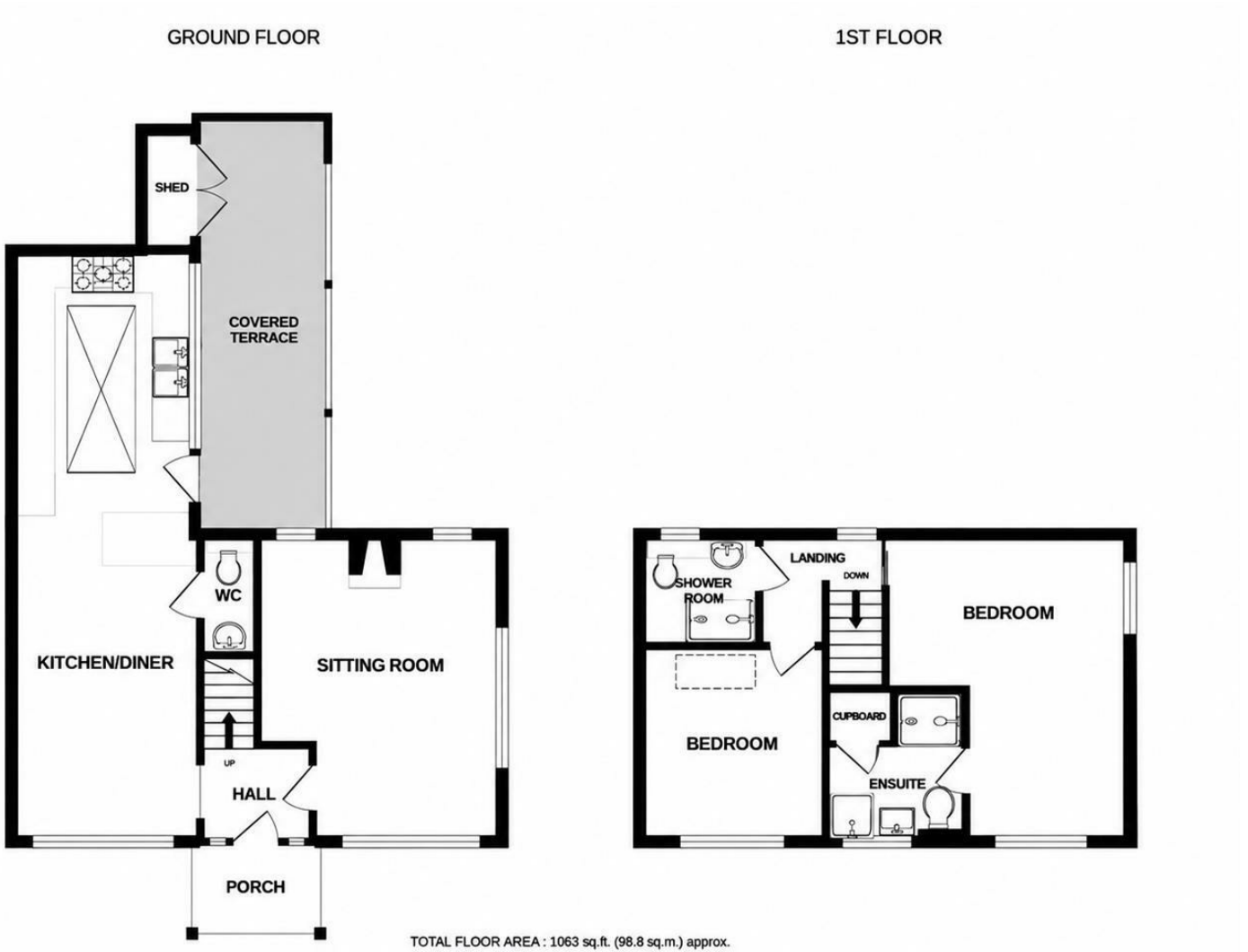
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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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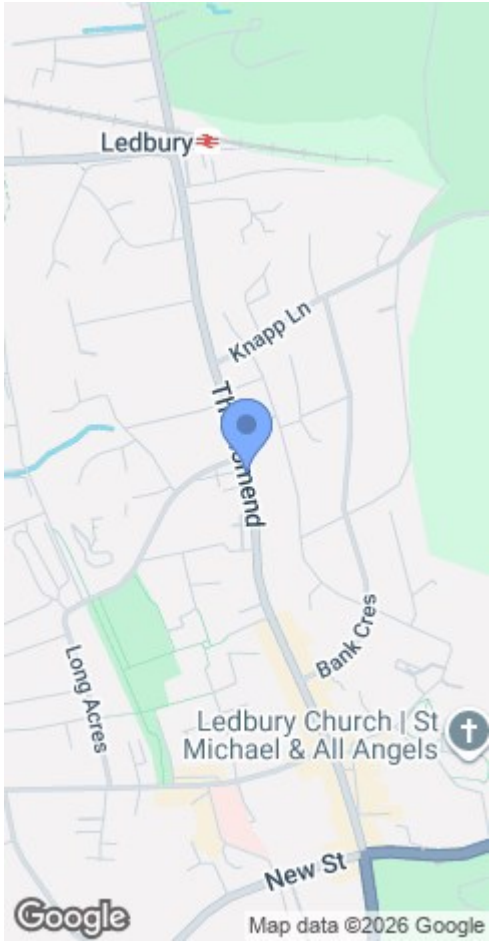

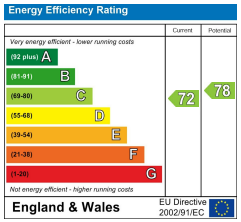

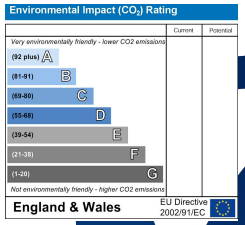

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