STEVE GOOCH
ESTATE AGENTS | EST 1985

# Gentleman's Cottage, Plough Mews
Ledbury HR8 1BX



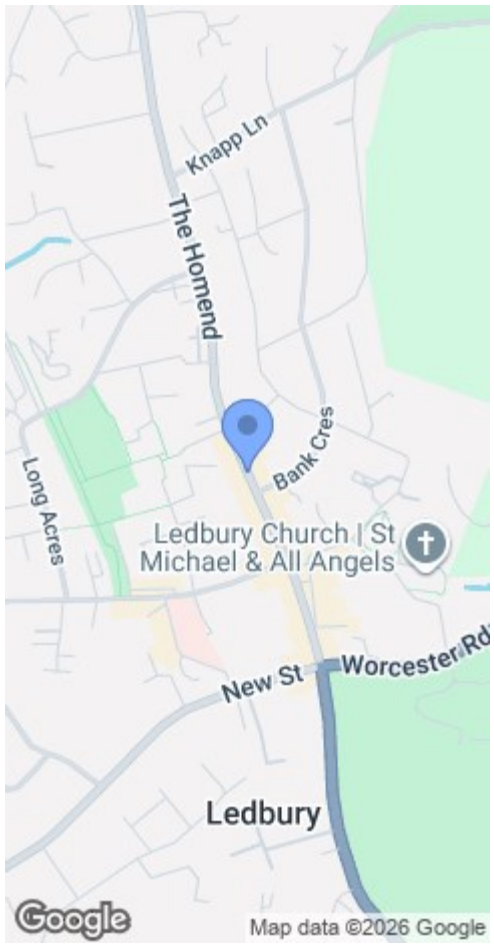
GROUND FLOOR

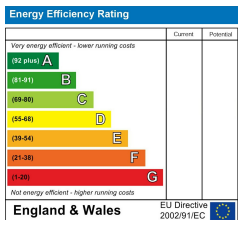


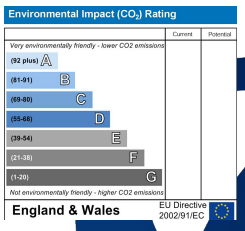

1ST FLOOR




Measurements are approximate. Not to scale. Illustrative purposes only
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# Guide Price £259,950

A RARELY AVAILABLE, DECEPTIVELY SPACIOUS THREE BEDROOM TERRACED COTTAGE ideal for FIRST TIME BUYERS OR INVESTORS ALIKE or those looking to ENJOY RETIREMENT, situated in a TUCKED AWAY POSITION in the CENTRE OF THE HISTORIC MARKET TOWN OF LEDBURY with CLOSE ACCESS to all the TOWN'S AMENITIES, FULL OF CHARACTER and CHARM to include THUMB LATCH DOORS, EXPOSED TIMBERS yet having the MODERN FEATURES of GAS CENTRAL HEATING AND DOUBLE GLAZING, all being offered with NO ONWARD CHAIN.

The charming and historic market town of Ledbury is nestled in the beautiful Herefordshire countryside, at the foot of the Malvern Hills, and is renowned for its picturesque streets, attractive black-and-white timber-framed buildings and welcoming community atmosphere.

The town offers an excellent range of amenities, including independent shops, boutiques, supermarkets, traditional public houses, cafés and restaurants, together with doctors' surgeries, dental practices, leisure facilities and a library. Ledbury is also home to the famous Market House, a striking 17th-century timber-framed building, and hosts a variety of markets, festivals and community events throughout the year.

Educational facilities include primary schools and the well-regarded John Masefield High School, while the surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, particularly within the nearby Malvern Hills Area of Outstanding Natural Beauty, now known as a National Landscape.

Ledbury benefits from excellent transport connections, with its own mainline railway station offering services towards Hereford, Worcester, Birmingham and London Paddington. The M50 motorway is accessible at Junction 2, approximately 4 miles away, providing convenient links to the M5 and wider motorway network.

The town is ideally positioned for access to Hereford (approximately 15 miles), Worcester (17 miles), Gloucester (18 miles) and Cheltenham (25 miles), while the picturesque Cotswolds are also within easy reach.

Combining historic charm, beautiful countryside, excellent local amenities and convenient transport links, Ledbury remains a highly desirable location for families, professionals and those seeking a relaxed market town lifestyle.















Entrance via part glazed stable door through to:

## ENTRANCE HALL
Quarry tiled flooring, single radiator, under stairs storage space, stairs to the first floor.

## CLOAKROOM
White suite comprising close coupled WC, wash hand basin, quarry tiled flooring, single radiator, built-in shelving.

## SITTING ROOM
18'3 x 13'9 (5.56m x 4.19m)
Fireplace housing an electric wood burning stove, exposed pine flooring, two double radiators, two front aspect windows.

## KITCHEN / BREAKFAST ROOM
13'1 x 9'1 (3.99m x 2.77m)
Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, plumbing for dishwasher, integrated electric oven with four ring hob over, cooker hood above, quarry tiled flooring, single radiator, front and rear aspect windows.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

## LANDING
Single radiator, exposed timbers, rear aspect roof light.

## MASTER BEDROOM
13'5 x 10'4 (4.09m x 3.15m)
Exposed timbers, exposed pine flooring, radiator, vaulted ceiling, rear aspect window.

## BEDROOM 2
13'4 x 9'3 (4.06m x 2.82m)
Exposed pine flooring, double radiator, exposed timbers, front aspect window, rear aspect roof light.

## BEDROOM 3
8'9 x 7'6 (2.67m x 2.29m)
Single radiator, exposed timber, access to roof space, front aspect roof light.

## BATHROOM
White suite comprising modern panelled bath, electric shower over, tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, heated towel rail, exposed timbers, front aspect roof light.

## OUTSIDE
To the front of the property, there is a small cobbled area with bench seating and outside lighting.

A short distance away, there is a parking space (number 8) which is rented on an annual basis which we believe can be continued, with the cost of a six month permit being £390.

## AGENT'S NOTE
The property is currently run as a successful Air BNB and for 2026, the nett earnings after fees, will be approximately £28,000.

## 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
Welsh Water - to be confirmed.

## LOCAL AUTHORITY
Council Tax Band: C
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
With the market house on your right hand side, proceed out of town on The Homend, passing The Olive Tree restaurant on your left hand side and you will see a small entrance called "Plough Yard". Turn left into Plough Yard and the property will be found on your right hand side.

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

## AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.