



School House, Little Hereford, Ludlow

G HERBERT
BANKS

EST. 1898

School House Little Hereford Ludlow SY8 4LN

A charming semi detached former Victorian School House.

Wonderful character accommodation with some delightful features.

- Sitting room, dining room, kitchen, rear porch, cloakroom.
- Three bedrooms (two doubles), family bathroom.
- Detached annex with studio area and shower room.
- Long driveway, good sized lawned plot. Detached outbuilding and further timber shed. All in about 0.564 acres.

Situation

School House is situated in the sought after village of Little Hereford on the Herefordshire / Shropshire/Worcestershire borders. It has a village hall and the historic St Mary Magdalene Church. The nearest town to the village is Tenbury Wells. This has an extensive range of amenities including junior and senior schools. There is also a junior school at Burford. Further facilities in Tenbury include a public swimming pool with gym, the stunning Art Deco Regal Theatre and Cinema, doctors, dentist and veterinary surgeries, a Tesco supermarket and a good range of independent stores, cafes and bars.

The beautiful town of Ludlow is also a short driving distance away as is Leominster. Both these towns have main line railway connections to Manchester to the North and Cardiff to the South.

Description

School House is very appealing and of considerable character.

The delightful rooms include the wonderful sitting room with period wood block floor and wood burning stove together with a high timbered ceiling. There is a separate dining room with period flagstone floor and timbered ceiling.

The kitchen has a range of wall and floor mounted cabinets, quarry tiled floor, ceramic sink unit and recess bricked chimney breast suitable for a Range cooker. Other features include a Beko dishwasher and ceiling spotlighting.

Lying off the kitchen is a rear entrance porch with quarry tiled floor and door to exterior. There is a WC off with plumbing for washing machine and Grant oil fired boiler.

The first floor provides a landing, three bedrooms (two doubles). The family bathroom has an attractive period roll top bath with claw feet and separate tiled shower cubicle.

Outside

Detached timber clad annex with pitched slate roof. This comprises studio space with kitchen area with freestanding cooker and wash hand basin with cupboards, a raised bed unit with cupboards beneath and electric heater. There is an en-suite shower room.

School House is approached over a long driveway with timber bar field gates providing an extensive grassed area. There is a useful range of outbuildings including a brick and timber detached building which is ideal for a variety of purposes. This was formerly a classroom. A long range of timber sheds. Adjoining the side of the property with the annex off is a paved courtyard.

To the front of the house is a gravelled and concrete area leading to a long lawn running down to the road. There is a range of distinctive high trees, two timber garden sheds and a central covered timber pergola.

The house has the benefit of extensive parking.

GENERAL INFORMATION

Agents Notes

There is a covenant restricting the development of the Old Classroom.

There is right of way over the driveway for the adjoining neighbours although we understand this is rarely used

Energy Performance

Current Rating: 48E

Potential Rating: 71C

Carried out: 30th March 2026

Services

Mains electricity, water to the house and annex and private drainage. Oil fired central heating.

Local Authority

Herefordshire District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office

Tel: 01299 896968

Directions

What3words ///uncouth.vowed.girder

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

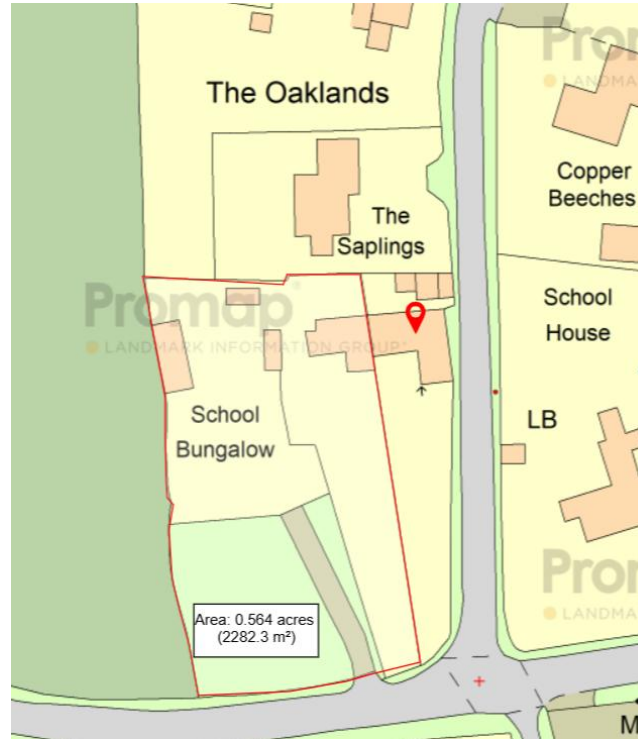
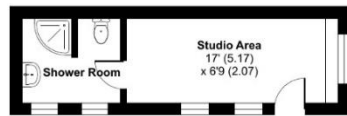
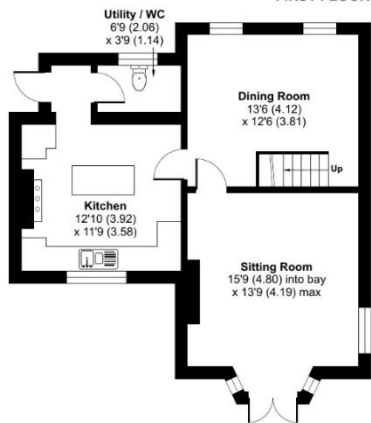
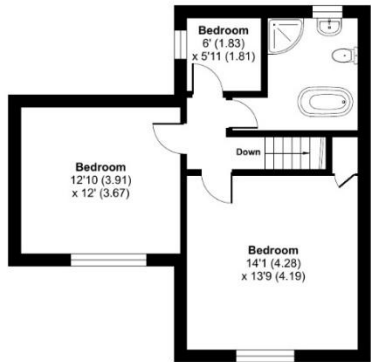
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Approximate Area = 1113 sq ft / 103.4 sq m

Annex = 172 sq ft / 16 sq m

Total = 1285 sq ft / 119.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2022. Produced for G Herbert Banks LLP. REF: 1436694

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