



THE STABLE STRETTON GRANGE

STRETTON GRANDISON, LEDBURY HR8 2TS

£459,950
FREEHOLD

A characterful and well maintained Grade II listed, 1,508 sq/ft barn conversion, forming part of an exclusive, five-property development in the charming hamlet of Stretton Grandison. "The Stable" seamlessly blends original 2006/7 period features, including striking exposed beams, with modern luxury, such as a granite-topped kitchen and stylish utility. The accommodation offers three generous double bedrooms (master en-suite), a formal dining room, and a light-filled sitting room. Outside, the property excels with a single garage, parking for four cars, and beautifully tiered, dog-proof gardens featuring raised vegetable beds and an orchard bank. Positioned to capture panoramic views over neighboring Herefordshire farmland, this home offers a quintessential rural lifestyle with exceptional commuter links to Ledbury (8 miles), Hereford, and the M50.



THE STABLE STRETTON GRANGE

- Attached barn conversion
- Sold with no onward chain
- Three bedrooms, one en-suite & family bathroom
- Fantastic gardens, single garage & parking
- Ideal for a family or those looking to downsize
- Situated between Hereford & Ledbury



Ground Floor

With wooden door leading into the

Spacious Reception Hall

A spacious entrance hall with mat-well, feature wooden flooring, recess spotlights, double glazed window to the side aspect, wooden stairs leading up to the first floor and door into the

Kitchen/Breakfast Room

A farmhouse style kitchen fitted with matching wall and base units with granite work surfaces over, an island with breakfast bar, 1 1/2 bowl sink and drainer, free standing LPG rangemaster with cooker hood over, American style fridge/freezer, integrated dishwasher, two double glazed windows and door out to the rear, tiled floor and spotlights.

Living Room

With wood flooring, feature exposed beams, spotlights, under stair storage cupboard housing the manifold for the ground floor heating, double glazed window and door out to the rear and feature brick fireplace with mantle and tiled hearth. A door from the living room leads into the

Dining Room

With wood flooring, central ceiling light with spotlights, double glazed window to the front aspect, feature exposed beams and door back into the entrance hall.

Utility Room

With fitted worksurface space, single wall and base cupboard, under counter space and plumbing for washing machine and tumble dryer, stainless steel single sink, wall mounted gas central heating boiler, double glazed window to the front aspect and spotlights.

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, tiled floor, wall mounted fuse box, recess spotlights and double glazed window.

First Floor Landing

With fitted carpet, radiator, loft hatch, two wall lights, feature exposed beams and doors to

Principal Bedroom with En-suite

With fitted carpet, two wall lights, four recess spotlights, two radiators, two double glazed windows, a large opening into a dressing area with access into the eaves storage, wardrobes and a door into the

En-suite shower room

Comprising a large walk in shower with part tiled surround and mains fitment shower head over, low flush w/c, vanity wash hand basin with storage under and mirror over, tiled floor, spotlights and double glazed window.

Bedroom Two

With fitted carpet, radiator, feature exposed beams, spotlights and double glazed window to the rear aspect with fantastic countryside views.

Bedroom Three

With fitted carpet, exposed beams, recess spotlights, radiator and velux window.

Bathroom

Three piece suite comprising panelled bath with shower over, part tiled surround and low flush w/c, wash hand basin with storage below, double glazed window, spotlights and tiled floor.

Outside

The property is approached via a driveway providing ample parking for four vehicles, alongside a single garage equipped with power and lighting. To the side, a secure gate opens onto a wide path leading to a private rear terrace with feature red-brick walling. From here, decorative wrought-iron gates and broad steps ascend to the main lawn. Laid to lawn and enclosed by fencing, the garden offers a safe haven for pets, with uninterrupted views across the rolling countryside. For the green-fingered, the grounds include a dedicated orchard bank with young fruit trees and a series of raised vegetable beds.

Directions

Proceed East towards Worcester on the A4103, proceed to Newtown Crossroads and turn right towards Ledbury/Gloucester. Proceed through Monkhide and into Stretton Grandison and shortly after 200 yards the development is situated on the left hand side.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Council Tax Band D - £2,427.33 2025/26

Property Services

Mains water (metered) and electricity are connected. LPG

Gas-fired central heating (underfloor to the ground floor, radiators to the first). The LPG tank is a large one that's filled and shared by each property and each property has their own meter and pay for what they use. A shared private drainage system.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

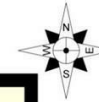
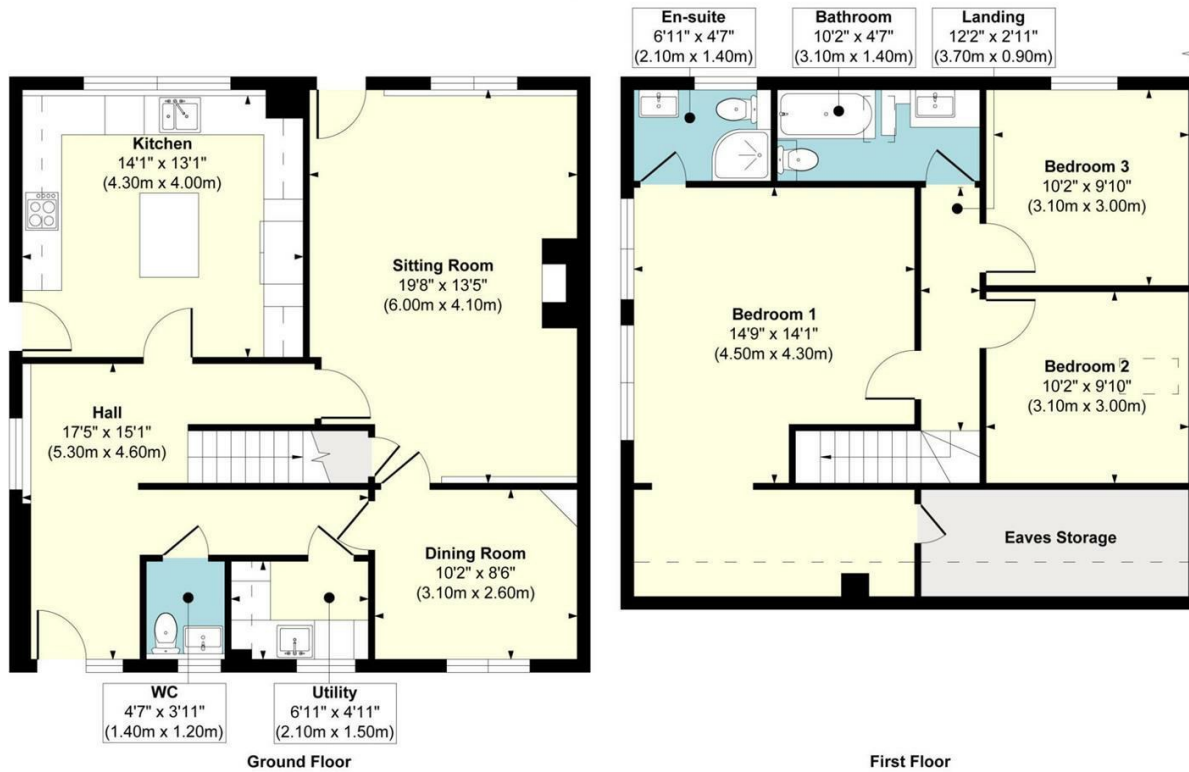
Agents Note

1. The residents run their own management company. A sum of £40 pcm is paid to cover the costs associated with the treatment plant. Any costs for driveway maintenance would be split between the properties as and when needed.
2. Planning permission for the installation of an EV car charger was granted 2025.

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Approx. Gross Internal Floor Area
Main House = 1508 sq. ft / 140.22 sq. m
 FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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EPC Rating: D Hereford Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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