



Homend Lodge, The Homend, Ledbury, Herefordshire

Classic, spacious Georgian townhouse in central Ledbury




Garden &
Parking

GRANT
& Co

LOCATION

Malvern 8 miles, Hereford 15 miles, Worcester & Gloucester 18 miles, Cheltenham 25 miles, Birmingham 46 miles & Bristol 51 miles

 **Road:** M50 (Jct 2) 5 miles, M5 (Jct 7) 17 miles

 **Railway:** Ledbury (London Mainline), Malvern, Gloucester

 **Airports:** Birmingham 60 miles, Bristol 61 miles

SUMMARY OF FEATURES:

- Spacious period, Listed town house (3,048 sq ft)
- 5 bedrooms, 3 bathrooms, 3 receptions
- Generous, double aspect kitchen/dining room
- Large, level and private rear garden
- Ample, private off road parking
- Mainline train station and bus stop a short walk away

SITUATION

The vibrant market town of Ledbury is situated east of Hereford and south west of the Malvern Hills, and has a wealth of history dating back to c. 690 AD. Homend Lodge is situated within an easy walk of the town centre and is conveniently placed for amenities and domestic requirements, with excellent commuter road, rail and bus links.

THE PROPERTY

- Homend Lodge is an attractive period townhouse which originates from the early 19th Century with a late Victorian extension. This prominent house sits back from the main road through The Homend, with ample parking and a lovely private garden.
- The house is attached at one end to Little Homend, a smaller Georgian house which was at one time part of the same property.
- With good sized rooms and excellent ceiling heights, this Listed property boasts a wealth of character including beautiful Victorian floor tiles through the entrance hall and classic sash windows. There is even an original GWR rail line used as an internal beam.
- The entrance hall leads through to the rear door and links all reception rooms with easy access to the kitchen and stairs to the first floor.
- The large feature drawing room with open fire and French doors to the sheltered patio and garden has lots of natural light and an impressively tall ceiling. This is complemented by a "snug" room adjacent to the kitchen with a Clearview stove.
- The kitchen is a generous, open plan room with seating and dining area, a central island, gas stove and electric range cooker.
- This double aspect room is naturally well lit and benefits from double glazed sash windows.



- A wide staircase leads to the first floor and an equally generous landing which accesses all rooms. The master bedroom suite has a separate bathroom with shower and a secondary entrance door for seclusion. All the bedrooms are double sized and there is a spacious family bathroom. The second bedroom has an en suite shower room and the other three rooms have an internal shower facility.

THE OUTSIDE

- The entrance drive is currently all tarmac surfaced and provides ample parking, with access through a pleached lime entrance arch to the road frontage.
- There is a second entrance to the neighbouring Lodge Cottage (same ownership) and these two properties currently share parking for business use. This will be split on sale and a new boundary formed to create bespoke, private access and parking to each property.
- There is no garaging but options exist to the side and front of the property, subject to planning/Listed building consent.
- To the rear of the house is a large, predominantly level garden and a sheltered, paved patio to the side of the drawing room. A detached summerhouse sits next to the patio.
- The mature garden is sheltered and secluded, all bordered by hedging and a wall. This features an ornamental pond, lawned area, vegetable garden and flower beds in abundance.

Services: Mains water, electricity, gas and drainage. Gas central heating

Broadband: Standard broadband is connected (c. 17mb D/L), Superfast is available for connection.

Council Tax: Band "F" (£2,824 2019/20).

Local Authority: Herefordshire Council: 01432 260000.

Listing: This property is Grade II Listed.

EPC: Exempt as a Listed property.

Access: There is direct private access off The Homend road and secondary vehicular access over the drive to the adjoining Little Homend.

GENERAL INFORMATION



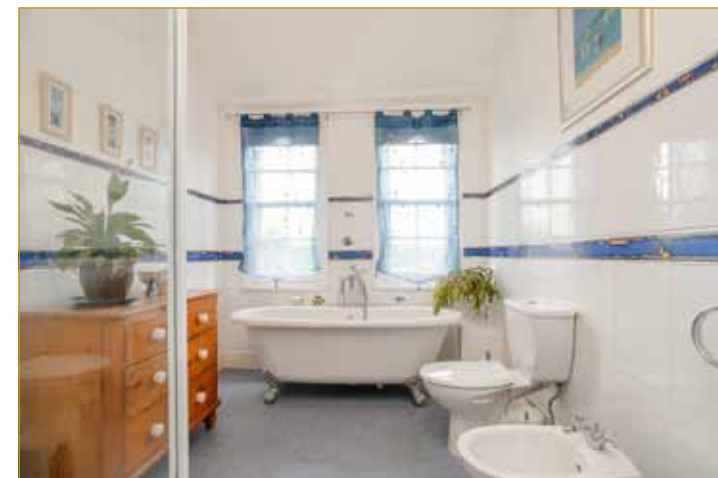
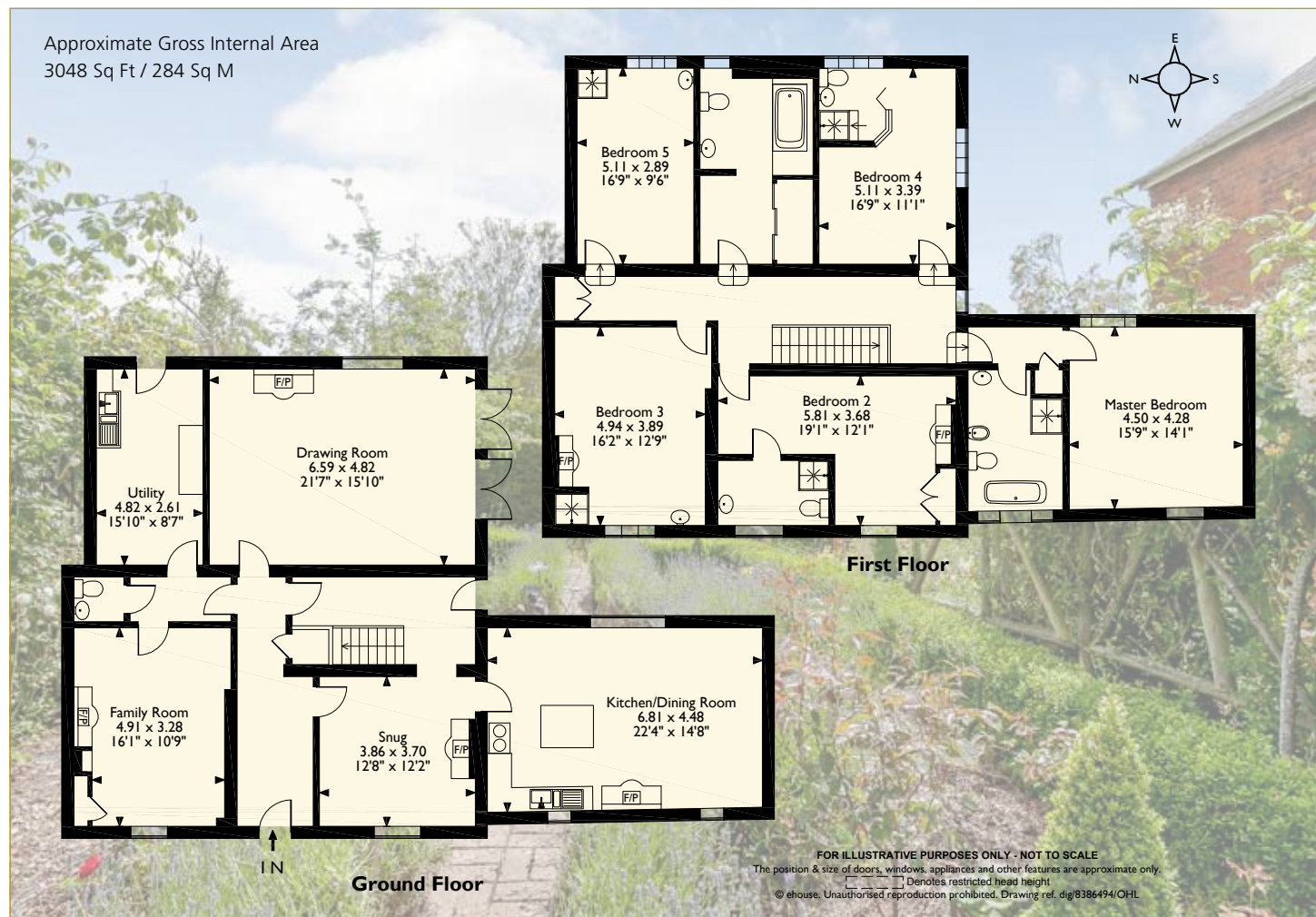
Primary: Ledbury, Bosbury, Eastnor. Further information is available at: www.herefordshire.gov.uk

Secondary: Ledbury. Further information is available at: www.herefordshire.gov.uk

Independent schools: Colwall, Malvern, Hereford, Worcester, Cheltenham & Gloucester all have some outstanding independent schools. Further information available at: www.isc.co.uk

AGENTS NOTE

Please see website www.grantco.co for Agent's Obligations and Disclaimers.





VIEWINGS

By prior appointment via **Grant & Co Estate Agents** on
01531 637341.



Local: Ledbury has a thriving community and offers a good range of local amenities with many independent shops, restaurants & pubs, as well as a church, two doctors' surgeries, cottage hospital and theatre. A wider range of amenities can be found in Malvern and Worcester with further cultural & retail opportunities easily accessible in Cheltenham.



Recreational: The surrounding area offers a wide range of outdoor sports and activities with the Malvern Hills and the Wye Valley within easy access. The Three Counties Showground at Malvern hosts a wide variety of year-round events. Eastnor Castle is open to the public and also offers a wide range of events throughout the year.

DIRECTIONS - HR8 1AR

From Malvern take the **A449** to Ledbury. At the Top Cross traffic lights turn right into town and continue along this road towards the train station, passing Tesco on the left and the petrol station on the right. After a short distance the property will be found on the right hand side, just before the Langland road turning on your left side.

From Hereford take the **A438** Hereford Road to Ledbury. Head to and pass the train station on your left side, continue 125 metres along The Homend and the property will be found on the left hand side, immediately after the Langland road turning on your right side.



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