



## THE HOMEND, LEDBURY, HEREFORDSHIRE, HR8 1AR

A Handsome Grade II Listed Detached 5 Bedroom House, situated within a prime location within the much sought-after market town of Ledbury in Southeast Herefordshire.

Entrance Hall – Sitting Room – Dining Room – Living Room – Breakfast Area – Kitchen – Utility Room – Downstairs WC – Main Bedroom with Ensuite Bathroom – 3 Further Double Bedrooms – Single Bedroom – Family Bathroom – Cellar – Garage with Carport – Studio/Office above Garage – Part Walled Garden – Timber Garden Store – Greenhouse – Gated Private Driveway





## THE PROPERTY

Built in the early 19th century and then extended in the 1980s, Oakland Lodge is one of Ledbury's fine period houses, on the market for the first time in almost 50 years.

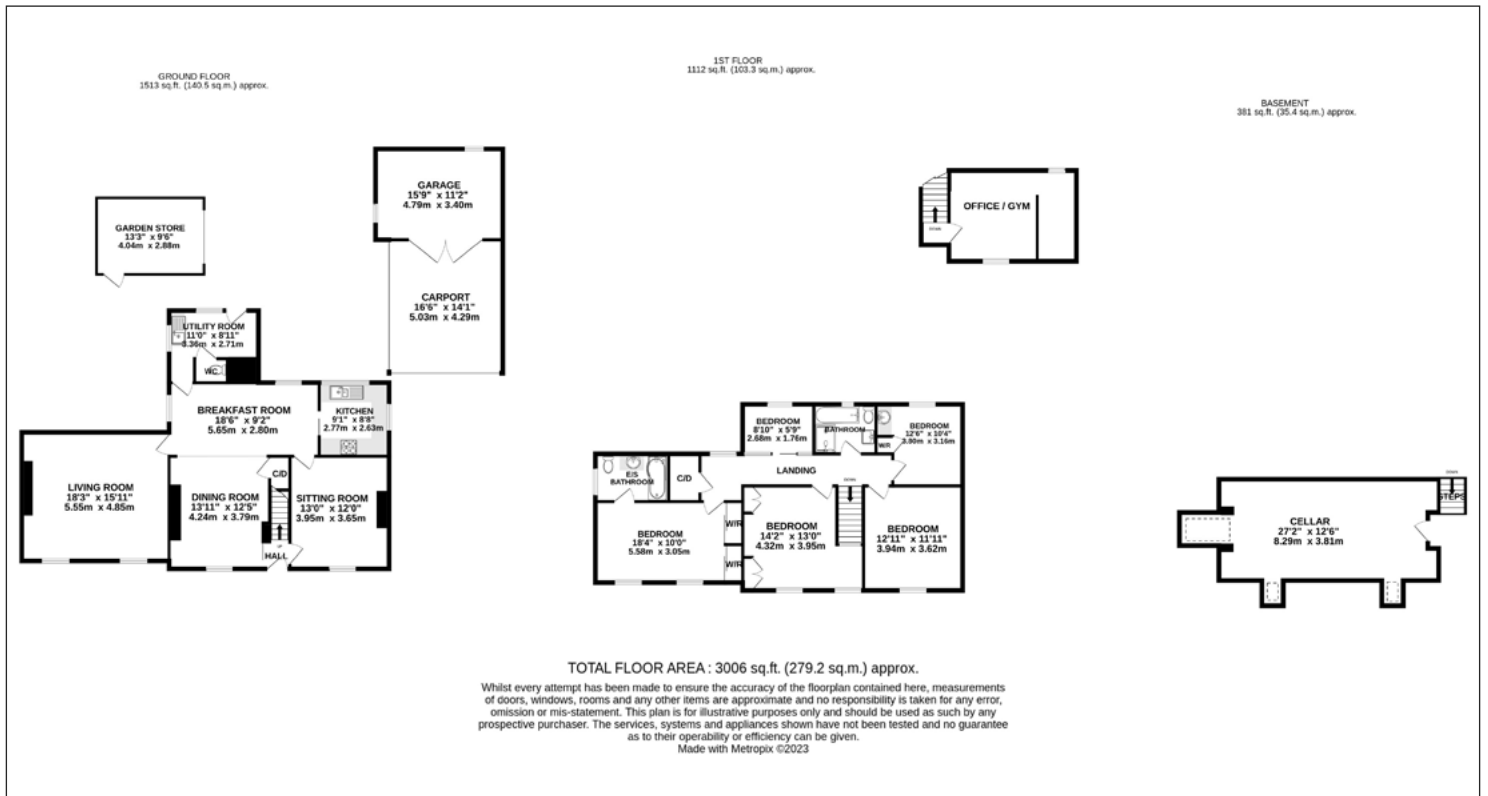
It is situated on the Homend in Ledbury, which is a short walk from Ledbury train station, and the top of the town centre. The property occupies an elevated position set back from the road, roughly centred in its generous plot, and enclosed with a walled garden and mature evergreen hedge. The original part of the house has fine period features, including sash windows, central front door below a pediment with pilasters, decorative stone chimney caps featuring oak leaf motifs, which match the design on the substantial iron gates at the entrance of the property. The 1980s extension ties in well with the original house,

featuring a similar coloured brick, slate roof, dentil eaves and brick chimney stack.

The accommodation is arranged over two floors plus a cellar. The ground floor comprising a sitting room; dining room; living room; kitchen; breakfast area; utility room and WC. Upstairs, there is a well-proportioned main bedroom with ensuite bathroom; three further double bedrooms; a single bedroom; and a family bathroom. The cellar is accessed externally, with original cobbled floor. Outside, there is a nice garden that wraps around the house, enclosed with a mature evergreen hedge and brick garden wall. At the side, there is a tarmac driveway, leading to a carport and garage, with studio/store room above, ideal for a home office or gym.







The property is approached via decorative wrought iron gates that open onto a tarmac driveway, leading to a carport and garage. Off the driveway, there is an archway leading to the front garden and a path to the front door. The front door opens into a small entrance hall with wood floor, pendant light and carpeted stairs rise to the first floor. On the left, is the dining room accessed via a pocket sliding door, and on the right a door leads to the sitting room.

The sitting room is a nicely proportioned room which overlooks the front garden. There is a sash window, carpeted floors, a pendant light and a gas fire. A part glazed door leads to the breakfast area and kitchen.

The breakfast area is open plan to the dining room and links to the kitchen. It has a triple aspect, wood flooring, and corner light fittings. There is a sliding door to the kitchen, and doors leading to the living room and utility room.

The dining room is nicely proportioned and features a wood burning stove and alcove shelving with inset lighting. It has a sash window overlooking the front garden, carpeted floors, a central light fitting and corner spot lights. There is a door leading

to an under stairs cupboard.

The kitchen is in the back corner of the house and enjoys a dual aspect. It has fitted base and wall mounted cupboards with pan shelves, and composite worktops with tiled splash backs. There is wood-effect laminate flooring, a central ceiling light and under cabinet lighting. There is a stainless steel sink and half with drainer, a free standing cooker with four ring hob and double ovens, below a stainless steel extractor hood. There is a fridge and space for a dishwasher.

The living room is the largest room in the house. It has a dual aspect with two windows at the front, overlooking the front garden, and a glazed panel external door to the side garden. There is a stone faced open fire with log store and shelf above. It has carpeted floors, recessed ceiling lights and spotlights.

The Utility Room is at the back of the house and has a dual aspect and external rear door. It has tiled flooring, a stainless steel sink and drainer with cupboard below. Space and plumbing for a washing machine and dryer, along with space for other white goods. There is a door to a WC, a gas fired 'combi' boiler, and ceiling light.





Carpeted stairs rise to a first floor landing/corridor which leads to each of the bedrooms and the family bathroom. At the far end there is a spacious storage cupboard.

The main bedroom is within the extended part of the house and is a well proportioned comfortable bedroom. There are two windows at the front overlooking the front garden with views to the hills beyond. It has fitted wardrobes, carpets, a pendant and spot light, and hatch to the loft space above. There is a spacious ensuite bathroom with linoleum floor, bath with shower and tiled surround, WC, and basin with storage cupboard below.

The second largest bedroom next to the stair well and has two windows at the front and an internal window over the stairwell. It has lovely views over the garden and to the hills beyond. There are fitted wardrobes with recessed lighting, a pendant light and carpets.

The third bedroom is currently used as an office. It has a sash window, fitted shelving, carpets and pendant light.

The fourth bedroom is at the rear of the house, it has a fitted wardrobe with Louvre doors, a hand basin with storage below and lighting above. There is a window with views towards the woods and hills behind. There is a large hatch with pull out ladder to a spacious part boarded loft.

The fifth bedroom is a single room with window at the rear and high internal windows providing natural light to the landing. It has carpets and a pendant light.

The family bathroom has PVC wall panels, linoleum flooring, bath with hand shower, glass shower cubicle with mains feed shower, WC, hand basin, chrome towel radiator, and an obscured window.









## OUTSIDE

At the front of the property there are large iron gates with oak leaf shaped scrolls, and a tarmac driveway leading to a carport with pitched roof and concrete floor. Beyond the carport is a two storey brick built garage with timber double doors, a concrete floor and light and power. On the first floor, there is a useful room with storage partition, two windows, a vaulted ceiling and carpeted floors. This room would make an excellent home office, studio or gym. It is accessed via external steps at the side of the garage.

Block paving extends from the carport to the back of the house where there is a large timber garden shed/store with pitched roof, light and power, an up and over door and further side door.

At the front and side of the property is the main garden which is enclosed with a mature evergreen hedge and original garden wall. At the front of the house there is stone path in front of flower beds with mature shrubs and climbing plants. Part of the lawn nearest the hedge has been set aside for a wild flower meadow with assorted young trees, and a further garden shed.

At the side, there is a weeping silver birch tree and further lawn which extends to a large raised bed productive vegetable garden, lean-to greenhouse and brick built privy. There is a patio between the house and vegetable garden and paved path leading to the privy. At the rear there is a brick wall with hedge above abutted with flower beds.











## PRACTICALITIES

Herefordshire Council Tax Band 'G'  
Gas-fired Central Heating  
Mostly Secondary Glazing  
All Mains Services  
Grade II Listed  
Fibre Broadband Available

## DIRECTIONS

From the Market Hall in the centre of Ledbury, drive north along The Homend towards Hereford. Continue straight across at the traffic lights. The property is on the right hand side, just after the turning for Newbury Park, marked with a Glasshouse 'For Sale' board. What3Words: [common.firewall.cowboy](https://www.what3words.com/?q=common.firewall.cowboy)

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