



Jasmine Cottage, Fromes Hill, Ledbury, Herefordshire

Guide Price £475,000

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A charming three bedroom detached cottage with outbuilding and a pretty garden, situated within the popular village of Fromes Hill in east Herefordshire.

Garden Room - Kitchen Breakfast Room - Sitting Room – Inner Hall / Study - Utility Room - Downstairs Shower Room - Three Double Bedrooms - Family Bathroom - Boiler Room/Study - Garden Store – Garage - Gated Private Driveway - Enclosed Garden

This idyllic period cottage is believed to date back to the 17th century and was originally built as two cottages. It is mostly constructed of thick stone walls with some brick walls, and has a slate pitched roof and brick chimney. There is a superb oak-framed garden room that was added around 2007 with a slate hipped roof and brick chimney. To the side of the property is an attached outbuilding. There are enviable period features throughout, including exposed natural timbers and an impressive stone inglenook fireplace.

The accommodation is beautifully presented and arranged over two floors, with the living accommodation and a shower room on the ground floor, and the bedrooms and a further bathroom are on the first floor. The property has been updated recently and offers a comfortable and well-presented period home full of character and with surprisingly spacious rooms and good circulation spaces.

Outside there is a lovely enclosed landscaped garden with a covered sitting area, terraces, lawns, and well-stocked flower/shrub beds. There is a gated driveway with space for several vehicles, a further garden area for log stores, and a greenhouse.

Ledbury 6.5 miles - Malvern 7 miles - Bromyard 7 miles - Hereford 13 miles - Worcester 13 miles - M50 Motorway 12 miles - M5 Motorway 16 miles

(Distances Approximate)





Fromes Hill is a well-served hilltop rural village in east Herefordshire, close to the Worcestershire border and roughly midway between the cities of Hereford and Worcester. The village boasts a convenience store, a café, an Indian takeaway, a church, an Army Surplus and Outdoor store, and two pubs. The Hop Pocket shopping village is a short distance away and offers a selection of independent retailers, including a garden centre, food hall, gift shop, café/restaurant, and a toy store. For pet owners, there's also a cattery and an off-lead dog walking area nearby. This part of Herefordshire is known for its lovely countryside and far-reaching views of the Malvern Hills. There are plenty of footpaths in the area including the Herefordshire Trail.

The neighbouring towns of Malvern and Ledbury provide a wide range of services, including mainline train stations, supermarkets, banks, restaurants, medical facilities, and a mix of local and national retailers. Malvern also boasts a Waitrose supermarket and a theatre.



The cathedral cities of Hereford and Worcester are easily reached, offering all the amenities you'd expect from larger cities. Ledbury, about 6.5 miles away, is home to the nearest mainline train station, while the M50 motorway, located just south of Ledbury, is around 12 miles away. The M5 motorway is situated about 16 miles, southeast of Worcester.



Outbuildings

To the side of the house is an attached single-story outbuilding with a monopitched slate roof. It is divided into three spaces: a study/boiler room, garden store and garage. A plank and ledge door from the garden opens into a garden store with a concrete floor and high-level windows above. There is a door on the right which opens into a boiler room with a tiled floor which doubles up as a study. It has a window overlooking the garden, high-level windows above, and a small window on the opposite wall. There are exposed stone walls, a strip light and a pendant light. There is a Worcester oil-fired boiler and a radiator.

To the other side of the garden store is a garage space with double doors that open onto a lane at the side of the property. There is a circular window at the front and high level windows above.

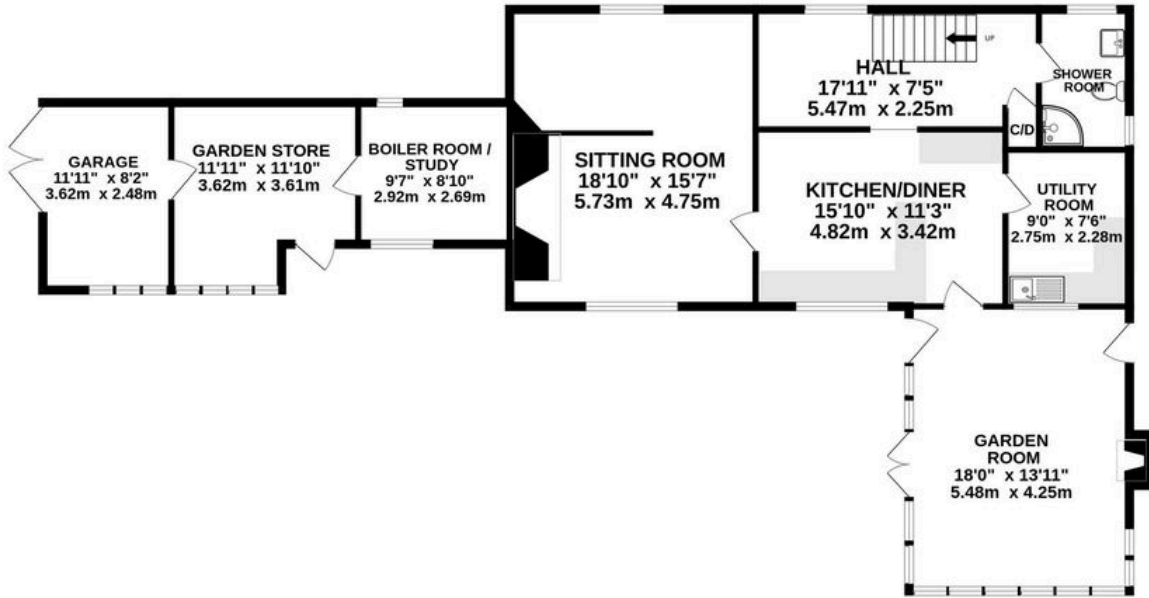
Outside

The main garden is mostly lawned and enclosed with hedges and flower and shrub borders with assorted small trees. There are further flower beds, a brick paved terrace and a pergola with trellis sides. The house has various climbing plants across the front.

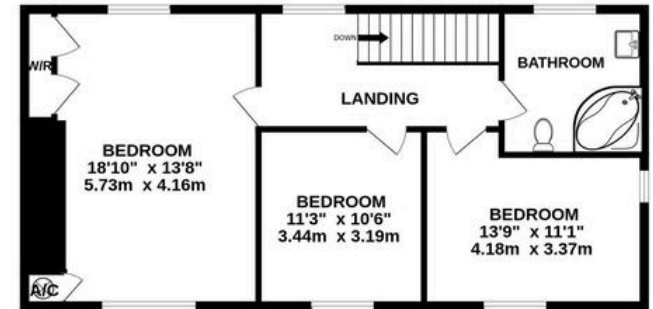
At the front of the property, a 6 foot timber gates open into a gravelled driveway where there is parking for several vehicles. As you enter the driveway, there is a lawn on the right. On the left, there is a further lawn with a greenhouse on a concrete base, various log stores, and the septic tank. A decorative fence panelled fence and metal gate separate the driveway from the main garden.



GROUND FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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