



# Church Lane, Ledbury, Herefordshire

Guide Price £550,000

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**Crispin House:**

**Kitchen/Diner - Sitting Room - Bathroom - Bedroom - WC - Studio - Utility Room & WC - Covered Passageway - Private Off-Street Parking (2x vehicles) - Private South-facing Courtyard Garden**

**The Annexe (aka House in the Yard):**

**Kitchen/Dining/Sitting Room - Two Bedrooms - Bathroom - Vaulted Cellar**

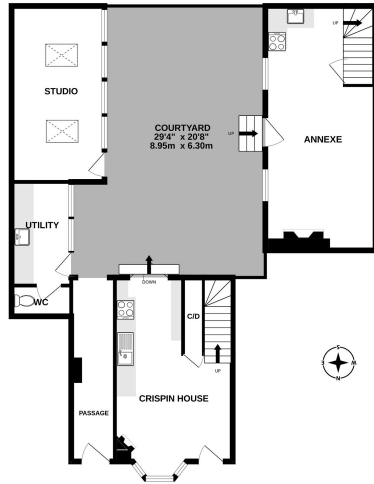
This historic and exciting property includes a Grade II Listed townhouse dating back to the 17th century, and a further two bedroom house. It has a unique design-led layout balancing historic character and charm with tasteful modern styling, centred around a private south facing courtyard garden at the rear. The property comprises a three storey townhouse fronting Church Lane, at the rear a detached two storey two bedroom house with vaulted cellar, a separate studio, and a separate utility room and WC, all accessed via the courtyard, which can be accessed via a private wide gated passage way off Church Lane.

Church Lane is a picturesque medieval, pedestrianized, cobbled lane between The Market House and St Michael & All Angels Church, which lies within the historic centre of Ledbury, and is one of the most photographed cobbled streets in Europe. The historic surroundings, close proximity to Ledbury High Street, the public walled gardens, and the many footpaths to Dog Hill Wood and The Conigree Wood, make this a highly desirable location affording an excellent quality of life. It is a very peaceful location tucked away from the bustling High Street.

Crispin House is believed to have originally been an alehouse. It is constructed of a timber frame with painted and bare brick elevations under a clay tiled pitched roof with dentil eave detailing, a brick chimney stack, and skylights. The accommodation is arranged over three floors and there are numerous architectural features, including a bay window to the ground floor and an Oriel window to the first floor, both with sash windows. To the left of the bay window is a



SITE PLAN  
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.  
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- Unique 3x Bed Townhouse
- Prime Central Location
- Off Street Parking
- South Facing Courtyard
- Annexe
- Holiday Let Potential
- Ideal Multigenerational Home
- Period Features

