

The Lodge

Almeley, Hereford, HR3 6LJ



**The Lodge
Almeley
Hereford
Herefordshire
HR3 6LJ**

- Quintessential detached former lodge house
- Three well-proportioned double bedrooms
- Idyllic rural setting with far-reaching views
- Character features including wood-burning stove
- Substantial garage/workshop with power and lighting
- Private gardens surrounding the property
- Off-road parking
- Convenient access to nearby villages and market towns

**Kington 5 miles
Hay-on-Wye 12 miles
Hereford 16 miles**

INTRODUCTION

Occupying an enviable position along a country lane on the edge of the highly regarded village of Almeley, this particularly charming former lodge house offers privacy, character, and breathtaking panoramic views across the rolling Herefordshire countryside towards the Black Mountains.

Blending period charm with practical living space, the property provides well-balanced accommodation ideally suited for both full-time living and as a tranquil rural retreat.

LOCATION

Approximately 3 miles away, the village of Eardisley provides a useful range of everyday amenities, including a village shop, post office, and additional local services.

The market town of Kington offers a broader selection of independent shops, supermarkets,

cafés, and schooling, while also sitting on the edge of Offa's Dyke, providing access to some of the region's most scenic walking routes.

Hay-on-Wye, internationally renowned for its literary festival and array of bookshops, lies approximately 12 miles from the property and offers a vibrant mix of cultural attractions, eateries, and boutique shopping.

The cathedral city of Hereford is approximately 16 miles to the south-east and provides more extensive facilities, including national retail outlets, a range of educational establishments, healthcare services, and a mainline railway station with connections to Birmingham, Manchester, and London.

Despite its peaceful rural setting, the property benefits from good road connectivity via the A44 and A438, providing straightforward access to surrounding towns and the wider region.



ACCOMMODATION

The property is entered via a useful front lobby, providing space for coats and footwear, and acting as a buffer from the main living areas. This leads into a central hallway, which forms the spine of the house and provides access to the principal ground floor rooms. A conveniently positioned cloakroom is located off the hallway. The kitchen is fitted with a range of base units, offering storage and worktop space. It incorporates a stainless-steel drainer sink and an electric cooker point, with designated space for further freestanding appliances. A window allows for natural light and provides a pleasant outlook, while the layout ensures functionality for everyday use.

The dining room is well-proportioned and benefits from a side aspect window, creating a light and airy environment. There is ample room for a full-sized dining table and additional furniture, making it a versatile space suited to both family dining and entertaining guests. The sitting room is a particularly distinctive and characterful space, enhanced by its unusual shape which adds individuality and charm. Multiple windows frame attractive views of the surrounding countryside and allow for excellent natural light throughout the day. The room is centred around an attractive fireplace fitted with a wood-burning stove—creating a warm and inviting focal point, especially during the colder months. The proportions of the room comfortably accommodate a variety of seating arrangements.

The property provides three generously sized double bedrooms, each offering flexibility for use as sleeping accommodation, guest rooms, or home working spaces if required. All rooms benefit from natural light and pleasant outlooks over the gardens or surrounding countryside,

reinforcing the home's connection to its rural setting.

The bedrooms are served by a family bathroom, fitted with a bath, separate shower, wash hand basin, and WC. The space is functional and well-positioned to serve all bedrooms, with scope for updating or reconfiguration if desired.

Overall, the accommodation is well laid out, offering a comfortable flow between rooms while retaining the charm and individuality expected of a property of this nature.





OUTSIDE

The property is approached directly from the adjoining country lane and benefits from off-road parking for two vehicles along with a substantial detached garage/workshop offers excellent versatility, complete with power, lighting, and fitted shelving—ideal for storage, hobbies, or further practical use.

The gardens wrap around the property and offers a combination of lawns, gravelled pathways and a seating area and is bordered by established planting that enhances the sense of privacy. The grounds provide a peaceful setting with particularly fine views stretching towards the Black Mountains, reinforcing the property's strong sense of place and rural appeal.

SERVICES

The property is connected to mains electricity, mains water, private septic tank drainage and electric central heating. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

DIRECTIONS

What3Words ///lower.structure.delusions

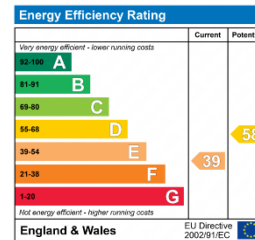
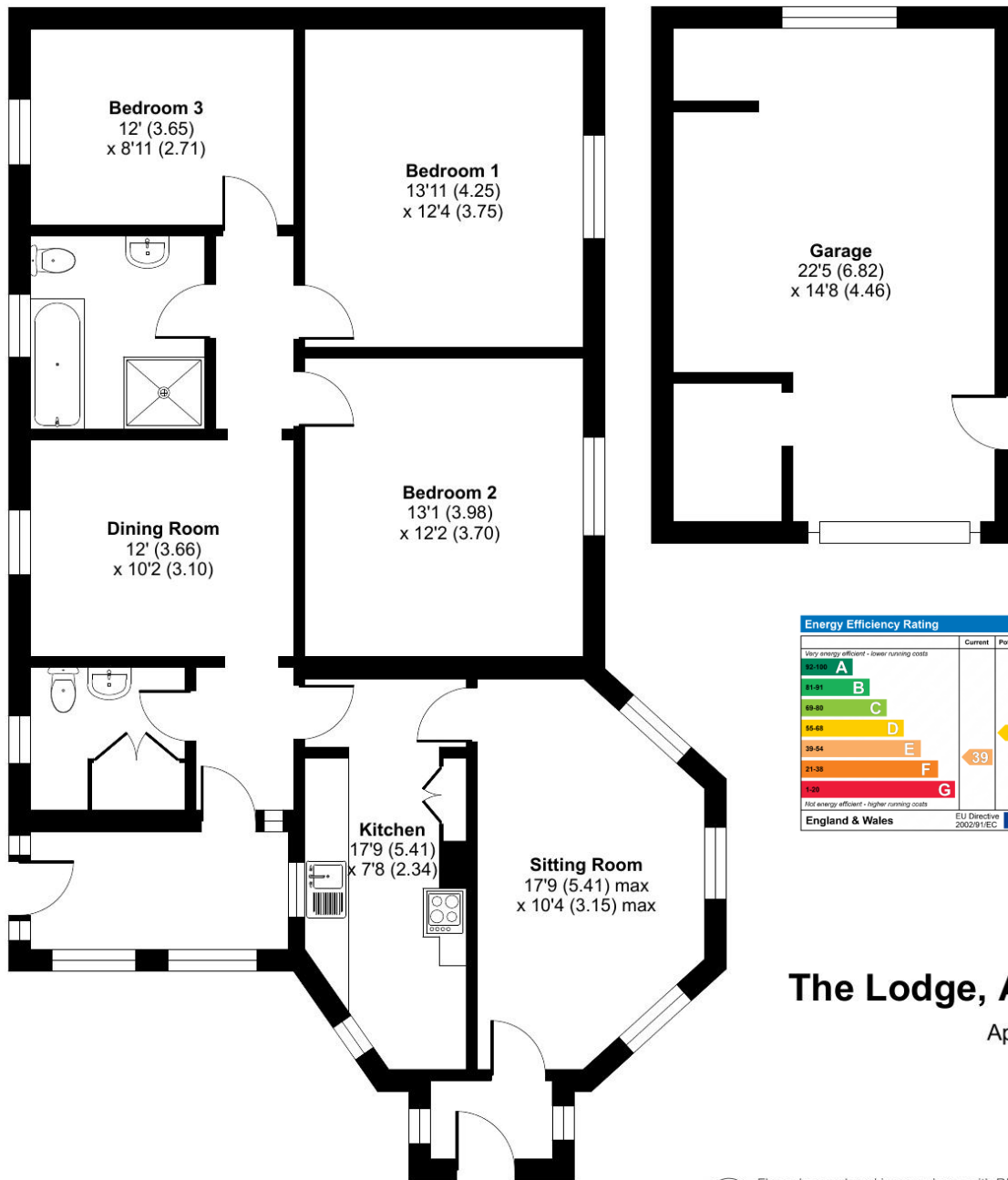
COUNCIL TAX

Herefordshire County Council Band "E"

AGENTS NOTE

The sellers is a relative of a member of Sunderlands LLP





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Approximate Area = 1199 sq ft / 111.4 sq m

Garage = 327 sq ft / 30.4 sq m

Total = 1526 sq ft / 141.8 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1447672