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## 20 Walney Lane, Aylestone Hill, Hereford, HR1 1JD

*'Located about one mile north of central Hereford and fronting a quiet lane, an impressive and distinctive Grade II listed residence, which offers well proportioned and extensive accommodation together with mature gardens and a red brick detached stable block/out-building'*

**£550,000 (Freehold)**

**Residential Sales**

## 20 Walney Lane, Aylestone Hill, Hereford, HR1 1JD

### LOCATION

Walney Lane is located off Aylestone Hill about one mile north of central Hereford. The property is located in an exceptional position in terms of its rural feel but close proximity to Hereford's central facilities. Riverside walks are available nearby and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

20 Walney Lane has a distinct frontage and comprises an exceptional home which in total occupies a site extending to about just under half an acre. Set behind its own lawned front garden, the property has the benefit of a driveway area, a detached red brick out-house/stable block and formal gardens and grounds which include numerous apple trees. The house itself would benefit from a schedule of refitting and upgrading works and in more detail it currently comprises:

### ON THE GROUND FLOOR:

#### Reception Hall

8.33m (27'4) x 2.06m (6'9)

With a 2'9 wide easy rise impressive stairway with curved hand rail rising to the first floor. The hall is approached through a 3'7 wide door with decorative windows over, coved ceiling, feature light rose and part with chequered floor tiles. Arched opening to an inner hall, door to under-stairs store cupboard, door to rear cellar, radiator and with a 2'10 wide six panel door with bevelled panels to the dining room and a 2'11 wide door with wide timber architrave to:



#### The Sitting Room

4.17m (13'8) x 4.7m (15'5) (21' into bay)

This room has a ceiling height of 8'10 and the front bay has sash windows which open to and overlook the front garden area with view beyond. Coved ceiling and with an ornate painted fire surround with tiled inset and hearth. To each side of the chimney breast there are two sets of double doors to cupboards with decorative archways with shelving over. Two radiators.



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### The Dining Room

5.61m (18'5) x 4.57m (15')

With two pairs of sash windows to the front and having a ceiling height of approximately 9'7, picture rail, two radiators and with a decorative briquette substantial fire surround, tiled hearth and brick fender. Recess with cupboards at low level with fitted shelves over.



### Inner Hall

1.83m (6'0) x 1.22m (4'0)

With a high ceiling, alcove with shelves, door to pantry and door to:

### The Kitchen

4.75m (15'7) x 3.71m (12'2)

With a double drainer stainless steel sink unit with cupboards below, further range of base cupboards with working surfaces over, high level cabinets, extended working surface with plumbing below for washing machine, point for cooker, radiator and with a wall mounted gas fired boiler providing central heating and domestic hot water.



### Pantry

3.23m (10'7) x 1.83m (6'0)

With a sash window at the rear and part tiled walls.

### Enclosed Rear Porch

2.62m (8'7) x 1.88m (6'2)

With half glazed elevations with triplex roof over, door to outside, terrazzo effect tiled floor, mat-well, door to a covered verandah/drying area and door to:

### Separate WC

1.75m (5'9) x 1.09m (3'7)

With a low level wc and wash basin with tiled courses over.

### The Verandah/Drying Area

1.83m (6'0) x 1.93m (6'4)

With door to porch (6' X 5') and potential utility room.

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### ON THE FIRST FLOOR:

#### Capacious Landing

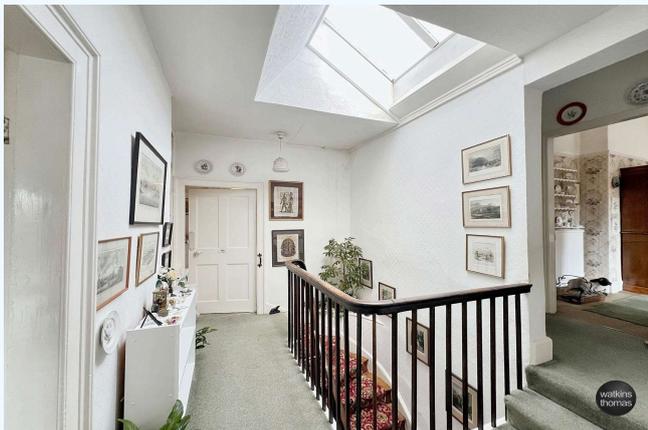
3.35m (11'0) x 2.18m (7'2)

With sky light and approached over a fine stairway with curved hand rail, two steps to upper level and having doors to:

#### The Principal Bedroom

4.17m (13'8) x 4.27m (14') (plus deep bay window area 5'10 x 7'7)

With a deep sash bay window area from which a view is enjoyed over the gardens to glorious meadows bordering the River Lugg with rising countryside in the distance. Coving, picture rail, two radiators, double wardrobe cupboard and with cupboards to each side of the covered fireplace and chimney breast.



#### Bedroom 2

4.6m (15'1) x 4.42m (14'6)

With two sash windows to the front again enjoying the outlook across the front garden to rising tree lined countryside in the distance. Having a maximum ceiling height of 9', picture rail, radiator and wardrobe cupboard with cabinets over.



#### The Bathroom

3.45m (11'4) x 2.31m (7'7)

With a step divide and having suite comprising bath, low level wc and pedestal wash basin. Radiator, sash window to the front and airing cupboard with insulated hot water cylinder together with a central heating and domestic hot water control clock.

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### Bedroom 3

5.69m (18'8) x 4.7m (15'5)

A fine room with two sash windows to the rear, radiator, wash basin and wardrobe cupboard.



### Bedroom 4

2.74m (9'0) x 2.67m (8'9)

With a sash window to the rear, shallow shelves, picture rail and radiator.



### ON THE LOWER GROUND FLOOR:

#### Cellar

4.27m (14'0) x 4.32m (14'2) (principal area)

A ceiling height of 6' to 6'6.

#### OUTSIDE:

The property is entered over a shared driveway through substantial stone pillars and divides off to provide stone parking spaces. The front garden area is manicured and comprises established beds and borders which is circumnavigated by lawns. There is also a Yew tree. A stone wall flanks the property to the roadside and has large flagstone copings over. There is a side gateway.

Immediately to the rear of the property there is a concrete yard area with a gateway which opens to the lane and runs across the rear of property to provide the adjacent owner with a means of access.

At the rear of the residence there is an intricately laid rockery garden which is approached through a pair of wooden gates and provides parking. This area is full of specimen plants and the rear elevation of the property is enjoyed together with views across surrounding countryside.

The gardens run principally behind the stable block and a stone pathway is flanked by retaining steps with deep borders beyond. The path continues through a gate in an historic garden wall to an expanse of garden areas which are extensively walled. Within this area there are deep beds and borders, apple trees, circular beds and islands stocked to capacity.

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### THE STABLES & CART HOUSE

This building is of red brick construction and comprises a CART HOUSE and CARRIAGE SHED (15'5 x 14' with a ceiling height of approximately 10') and approached through a pair of wooden doors. There is also a STABLE/STALL AREA (15'5 x 13') with inter-connecting door, separate door to the front, stamped floor and again with a high ceiling height. A stairway to the loft room (28' x 16'3) with windows to four aspects.



### Lean-to Conservatory/Potting Shed

6.4m (21'0) x 2.26m (7'5)

Two third glazed elevations and enjoying a sunny aspect.



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### Agents Note

The adjacent property owner has a pedestrian right of access across the rear of the subject property.

### COUNCIL TAX BAND F

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas and water services are connected to the property. Drainage is to a shared system with next door. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**16th September 2025**

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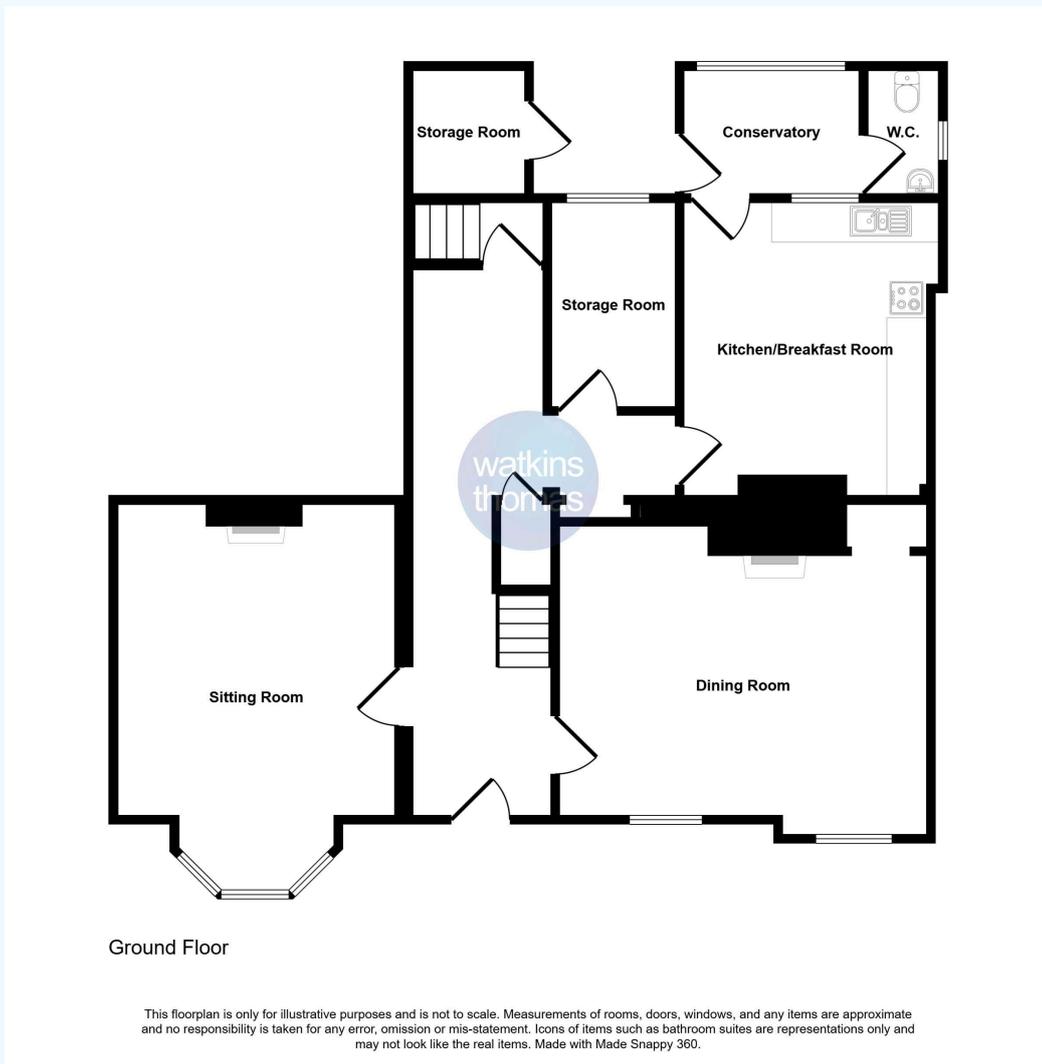
### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

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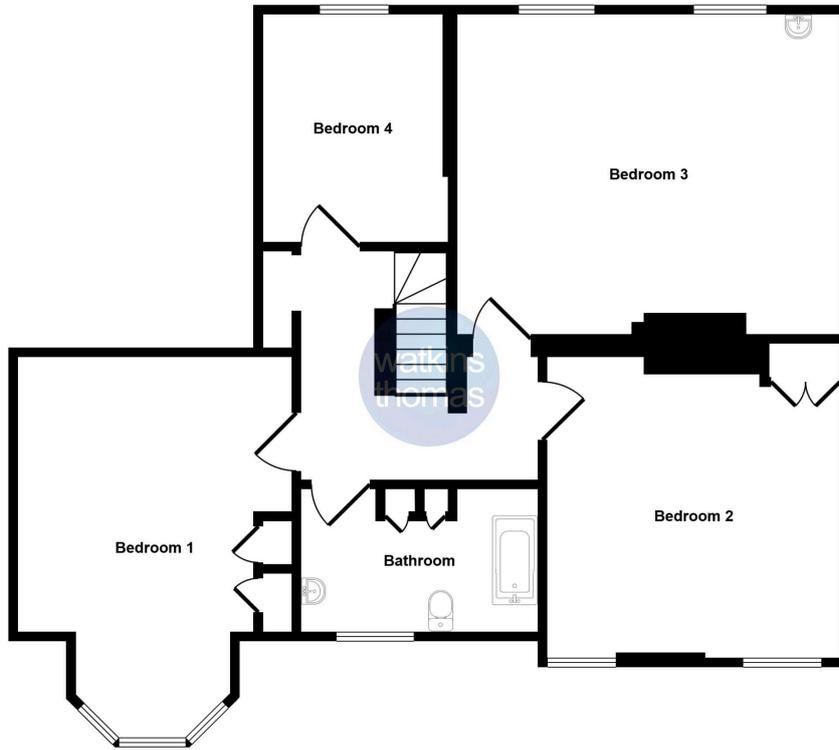
### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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First Floor

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