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Lugg View, 22 Walney Lane, Aylestone Hill, Hereford, HR1 1JD

On the edge of Aylestone Hill with exceptional mature gardens which extend to about an acre, a substantial semi detached home of the Victorian era.

£620,000 (Freehold)

Residential Sales

Lugg View, 22 Walney Lane, Aylestone Hill, Hereford, HR1 1JD

LOCATION

Lugg View is located off Walney Lane in the Aylestone Hill residential area and is set about one mile north of the city centre. From its advantageous position, views are enjoyed and within easy reach are Hereford's range of shopping, leisure and recreational facilities, educational establishments and bus and railway stations. Also within easy reach are riverside walks and Hereford's higher education establishments.

DESCRIPTION

Lugg View is a semi detached Victorian house, attached to an earlier residence and it is a centrally heated home which offers well proportioned rooms arranged over two principal levels. Throughout the property there are period features including wide doors, attractive architraves and architectural detailing including that to the stairs. Requiring a schedule of refitting and upgrading works, the property in more detail comprises;

ON THE GROUND FLOOR:

Reception Lobby

2.74m (9') x .84m (2'9)

Approached through original front door with three vertical glass panels, decorative architrave, cornice, picture rail and deep skirting board, tiled floor and sliding door to;

Reception Hall

7.32m (24') x 2.74m (9')

With a return stairway off with decorative newell post, hand rail and balustrade. Cornicing, picture rail, deep skirting boards and decorative architraves to doors with six panel doors with bevelled panels to an inner lobby and the sitting room. Radiator, door to under stair storage cupboard with tiled floor (9' by 3' 8) and steps down to a rear study/lobby.



Principal Sitting Room

4.6m (15'1) x 6.17m (20'3) (24' 4 maximum)

With a bay window to the front overlooking the garden with tree lined countryside in the distance. Decorative cornice, picture rail, deep skirting boards, two radiators, mantel with tiled hearth, marble fire surround and fire. Door to;



Lean to Conservatory

3.73m (12'3) x 2.21m (7'3)

With triplex roof over and part glazed elevations enjoying the view over part of the garden.

Inner Lobby

2.21m (7'3) x 1.35m (4'5)

With decorative cornicing, feature door architrave and opening and door to;

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Open Plan Kitchen/Dining Room Area

6.38m (20'11") x 4.57m (15') (plus a 8'1" by 5'6" double glazed bay window area)

Within this area the ceiling height is 10' 5" and there is an attractive cornice, floor mounted gas fired boiler providing central heating and domestic hot water and double drainer sink unit with cupboards below.



Study Lobby

4.62m (15'2") x 2.13m (7')

Approached via steps from the main hall and with a door to the rear, window to the rear and utility area.



Utility Room Area

2.01m (6'7") x 3.25m (10'8")

With sink unit and fitted cupboards.

ON THE FIRST FLOOR:

Landing

Approached over a return stairway with mezzanine level and having a window to the rear, opening to mezzanine level and the main landing (11' 5" by 8' 11") with radiator and having a 10' 6" ceiling height and with doors to;



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Bedroom 1

4.57m (15') x 6.17m (20'3) (24' 6 into bay)

With sash window overlooking the front garden area to rising countryside. This room has a ceiling height of approximately 10' 4 and it is coved and has a radiator and period fire surround.



Bedroom 2

4.75m (15'7) x 4.14m (13'7)

With a 10' 5 ceiling height and a sash window to the side overlooking the gardens. Airing cupboard with hot water cylinder. Fire surround.

Bedroom 3

2.06m (6'9) x 3.63m (11'11) (plus a bay window)

With bay window to the rear and wall hung wash basin. 10' 6 ceiling height.



Bedroom 4

2.84m (9'4) x 2.74m (9')

With a sash window to the front, high ceiling and fire surround.

Mezzanine Level

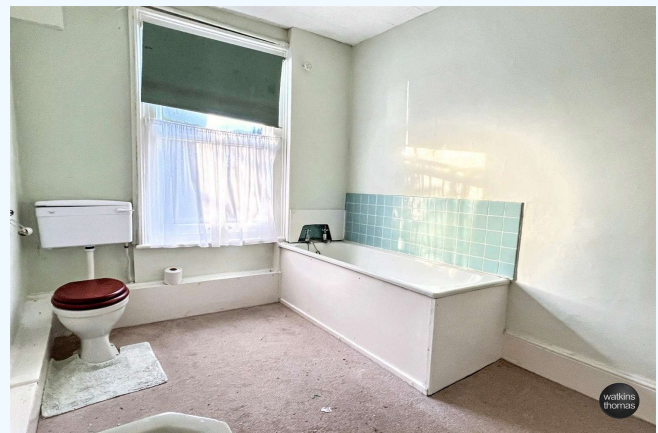
0m (') x 2.41m (7'11)

With door to;

Bathroom

3.38m (11'1) x 2.41m (7'11)

With suite comprising bath, low level WC and wash basin. Sash window and door to cupboard with slatted shelving.



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OUTSIDE:

At the rear of the property and approached from the kitchen there are steps down to a yard area, off which there is a store room (9' 7 by 16') with doors to the front and rear together with a separate WC over which there is a garden room (11' by 15' 8) with windows on three sides, radiator and sink unit.



Garden & Grounds

The property is approached over a shared driveway which runs to the parking area. To the south of the property there are extensive gardens and grounds which extend to about 1 acre and comprise lawns, cultivated areas and a woodland/shrub with mature trees. The property is a true oasis within the city and from the boundary a distant view is enjoyed down to Lugg flats with glorious countryside beyond.



COUNCIL TAX BAND F

Made 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 private system. 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.

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VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed north east up and over Aylestone Hill and take the right hand turn into Walney Lane where the property will be identified on the right hand side.

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, www.rightmove.co.uk, www.onthemarket.com or www.guidproperty.co.uk.

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.

18th June 2026

ID39487

FLOOR PLAN

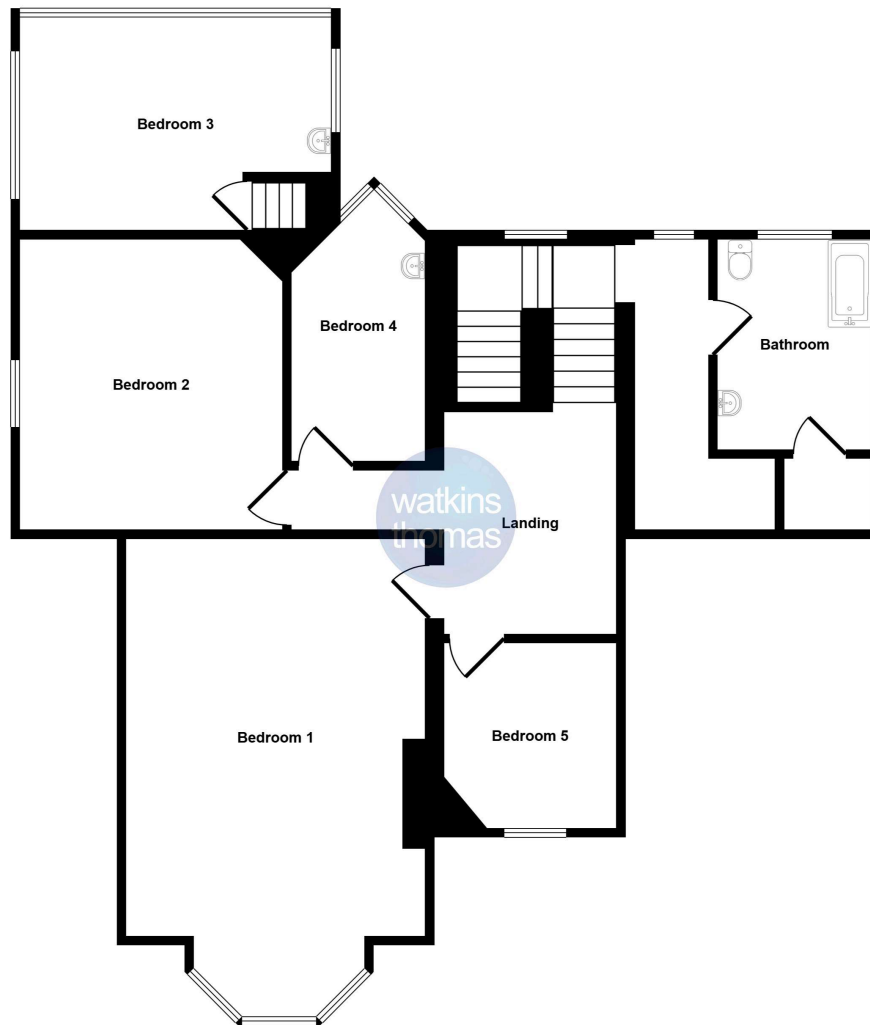
This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx 126 sq m / 1352 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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First Floor
Approx 126 sq m / 1359 sq ft

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