



# Stoke Lacy, Bromyard

Guide Price £675,000

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A Charming & Characterful Country Cottage with Detached Annexe, Offering 4 Bedrooms and Holiday Let Potential, all set in approx. an acre of well-maintained gardens in the parish of Stoke Lacy, near Bromyard.

**Entry Porch – Kitchen – Dining Room – Cloakroom – Utility Room – Downstairs WC – Snug – Sitting Room – Study – Landing with Storage – 3 Bedrooms – Family Bathroom – Detached Annexe with Lobby, Double Garage/Workshop, Craft Studio, Wet Room & First Floor Bedroom – Carport/Log Store with Attached Outbuilding – Gardens & Grounds Extending to Approx. 1 Acre – Polytunnel – Greenhouse – Vegetable Beds – Large Driveway**

Stoke Lacy is a lovely village in east Herefordshire and offers a popular public house, historic church, village hall, community woodland, bucolic walks and is conveniently only 4 miles from the market town of Bromyard. Bromyard has a wide range of amenities including shops, supermarkets, public houses, doctors surgeries, post office, theatre, dental practice and schools. The Cathedral City of Hereford is 10 miles, popular market town of Ledbury 11 miles, Leominster 13 miles and Worcester 18 miles. Hereford, Ledbury and Leominster have main line train stations.

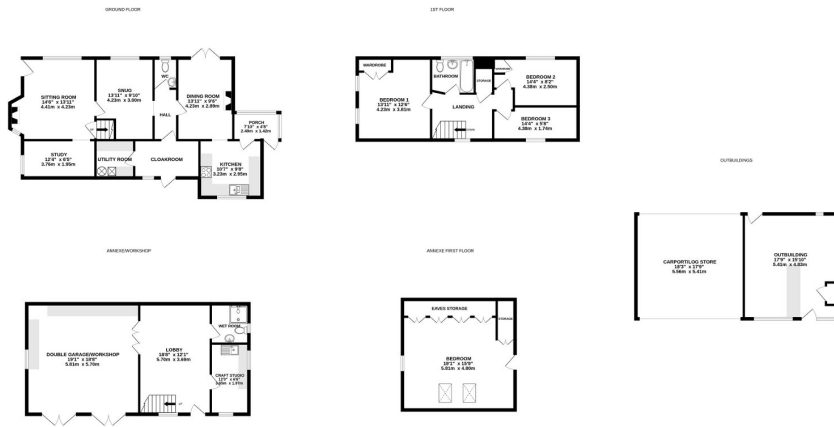
## The Property

Entry Porch – Fully glazed porch with tile flooring, accessing the kitchen.

Kitchen – Fitted in an array of wood cupboard units above & below, with black ceramic tile countertops. Includes integrated Bosch fan oven, Hotpoint electric hob and extractor fan, with further space for a fridge/freezer, dishwasher and microwave.

Dining Room – Tile flooring continues from the kitchen into the adjoining dining room, featured fully glazed French doors opening out to the rear lawn and Coalbrookdale wood burning stove, adding a cosy ambiance to the room. Offers generous space for a large dining table, perfect for special occasions.





TOTAL FLOOR AREA : 3010 sq.ft. (279.6 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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- Approx. 1 Acre of Gardens & Beautiful Country Cottage Grounds
- Detached 2-Storey Annexe
- 4 Reception Rooms; 4 Bedrooms
- Large Driveway & Carport
- Full of Character & Charm

