



STOKE LACY, BROMYARD, HR7 4RE

A Gorgeous 18th Century 3 Double Bedroom Red Brick Farmhouse, with immaculately presented extensive lawned gardens, driveway and garage, all set in the peaceful village of Stoke Lacy, near Bromyard.

Entrance Hall – Sitting Room – Large Kitchen/Dining/Family Room – Utility Room with Storage – Downstairs Shower Room – Study/Library – Storage – First Floor Landing – 3 Double Bedrooms – Family Bathroom – Airing Cupboard – Extensive Lawned Gardens – Pond – Garage – Driveway



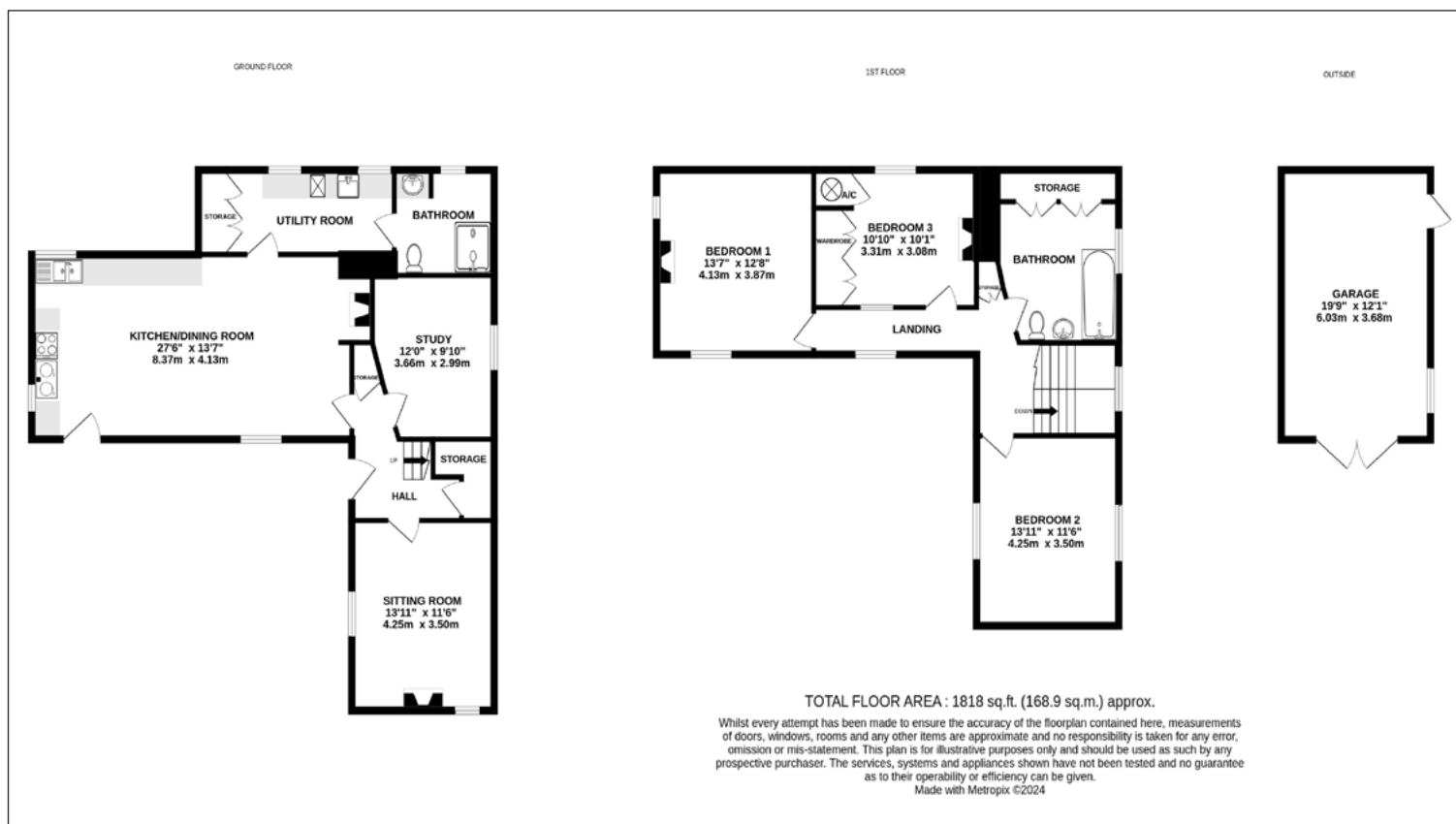
THE PROPERTY

This stunning detached period property is set within a wealth of beautifully kept private gardens, while the house itself offers approx. 1,600 sq. ft of inside space, including a massive kitchen/diner with woodburner, formal sitting room and separate study, 3 double bedrooms and family bathroom, which has been updated with modern fixtures.

Nestled in the picturesque countryside near Bromyard, the charming village of Stoke Lacy

offers a serene escape with a strong sense of community. Boasting scenic landscapes, it is perfect for nature enthusiasts and walkers. The village is home to the historic St Peter & St Paul Church and the renowned Wye Valley Brewery. With easy access to the A44, Stoke Lacy provides convenient travel connections to nearby towns and cities, making it an ideal location for those seeking a peaceful rural lifestyle with excellent commuting options.





Entrance Hall: An original over-sized wooden door opens into the tiled hall, which includes two useful storage closets.

Sitting Room: A cosy carpeted lounge, with dual aspect sash windows bringing light to the space. Features a woodburning stove with wooden surround.

Kitchen/Dining/Family Room: Tile flooring continues from the hall throughout this vast space; a real heart of the home, with a fitted duck egg country kitchen finished by solid wood worktops. The kitchen also includes an electric cooker with extractor fan over, oil-fired Rayburn range and stainless-steel double sink with drainer. There is also space for a fridge/freezer and dishwasher. To the other side of the room is a snug corner

with wood burning stove set within a brick inglenook fireplace, perfect for winter evenings.

Utility Room: Located just off the kitchen, the utility includes a Belfast sink and wood effect countertop, with space below for a washing machine, tumble dryer and the oil boiler. Behind the door is a large storage cupboard, while the other door leads to the shower room.

Downstairs Shower Room: Modern white bathroom suite; including glazed cubicle with electric shower, WC, vanity unit basin and towel radiator.

Study: Good-size carpeted room off the entrance hall, which could be utilised as a downstairs bedroom if preferable. Includes built-in bookshelves and exposed beams.



Bedroom 1: Large carpeted double bedroom, with dual aspect windows and featuring an original decorative fireplace with surround.

Bedroom 2: Further generously sized carpeted room, with sash windows either side flooding the space with light.

Bedroom 3: The final bedroom is again a carpeted double, including built-in wardrobes and airing cupboard, housing the hot water tank.

Family Bathroom: Equipped in a full white bathroom suite; comprising bath with shower & glazed folding screen, WC, pedestal basin, chrome towel radiator and built in storage.





OUTSIDE

The property enjoys an expanse of well-maintained gardens, with lawns bordered by a mixture of mature shrubs and trees in ground extending to approx. 0.3 acres.

The gardens feature an outside patio area, water pump feature and pond, with a gated path leading around the back of the house. A gravel driveway sits in front of the detached double-door timber garage.







DIRECTIONS

From Hereford, head north-east on the A465 towards Bromyard and continue for 5 miles. At the Burley Gate roundabout, head straight over and proceed for 2 miles. Turn left where the property can be found on the left-hand side after 200 yards. What3Words: ///initiates.gone.neon

PRACTICALITIES

Herefordshire Council Tax Band 'F'

Oil-Fired Central Heating

Predominantly Single Glazed (some secondary glazing)

Mains Electricity & Water

Private Drainage (septic tank)

Ultrafast Full Fibre Available

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