



Swalcliffe House

Pencombe, Bromyard, Herefordshire, HR7 4SH



COUNTRY & CLASSIC

SWALCLIFFE HOUSE

Detached Four Double Bedroom Border Oak House with Garage & Carport. South Facing Garden Overlooking Orchards & Fields Beyond. Spacious Rooms Throughout with Feature Oak Beams & Solid Oak Floors. Situated on the Edge of the Popular Village of Pencombe, Nr Bromyard within easy Walking Distance of the Primary School, Village Hall, Church & Pub

THE PROPERTY

- Large Spacious Entrance Hall with Solid Oak Floor
- Sitting Room with Large Inglenook Fireplace & Woodburner, French Doors to Terrace & Garden
- Kitchen/Diner with Fully Fitted Kitchen with Solid Wood Worktops, Oil Fired Aga & Electric Cooker. French Doors to Terrace & Garden
- Large Utility Room with Back Door & Separate Pantry
- Downstairs Cloakroom
- Oak Staircase with Picture Window Overlooking Garden & Countryside Beyond
- Main Bedroom with Ensuite Shower Room
- Three Further Double Bedrooms with Feature Beams & Attractive Dormer Windows
- Family Bathroom with Shower Over
- Solid Oak Flooring & Doors Throughout
- Underfloor Heating to Ground Floor, Radiators to First Floor

THE OUTSIDE

- Attractive Covered Porch
- Oak Framed Garage & Carport with Storage Above & Woodstore to Side
- Large Enclosed Garden with Paved Terrace
- Mainly Laid to Lawn with a Few Fruit Trees on the Boundary
- Large Gravelled Driveway Providing Parking for Several Cars



THE SITUATION

- Quiet Rural Location within the Village of Pencombe with Primary School, Pub, Village Hall/PO & Church
- Bromyard 4 miles, Leominster 10.5 miles, Hereford 12 miles, Worcester 18 miles

PRACTICALITIES

- Council Tax Band: D – Herefordshire Council
- Mains Electricity, Water & Drainage
- Oil Fired Central Heating
- Underfloor Heating to Ground Floor, Radiators to First Floor
- Broadband is Available (Gigaclear)

DIRECTIONS

HR7 4SH –What3Words: besotted.riverbank.herring
Sat Nav is quite accurate – From Pencombe Village with the Wheelwrights Pub on the left continue down hill and keep the green and war memorial on the left. At the Church follow the road round to the right passing the school and village hall on the left and the property is then very shortly on the right hand side

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

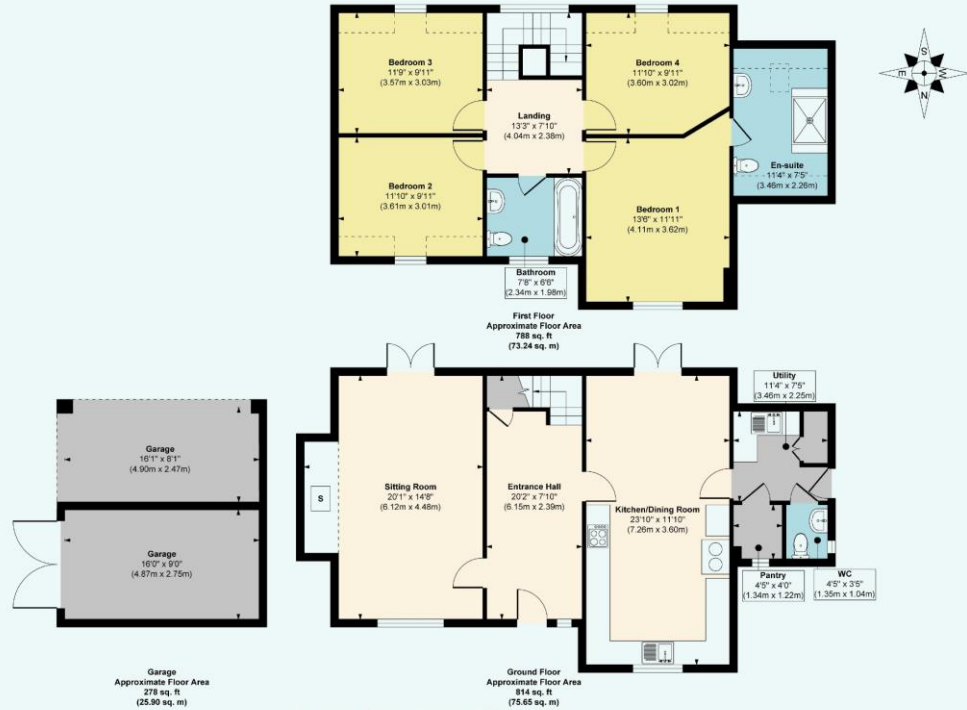
Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		


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Approx. Gross Internal Floor Area
Main House = 1602 sq. ft / 148.89 sq. m
Garage = 278 sq. ft / 25.90 sq. m
 FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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