



# The Old Bell Inn 15 Church Street

Bromyard | HR7 4DP





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HR7 4DP

A beautifully renovated and refurbished three bedroom period property benefitting from being right in the heart of the high street.

Seamlessly blending the old with the new with an abundance of charm and character throughout with exposed beams and some original doors whilst now offering modern day living with a superb scandinavian style kitchen family room. This delightful period property is simply ready to move into and enjoy.

## Location:

Situated right in the heart of the town, Bromyard, often referred to as “The Town of Festivals” a Historic Market countryside town on the Worcestershire/Herefordshire border, providing an extensive range of local amenities including butchers and farm shop, hairdressers, boutique shops, doctor’s surgery and a range of eateries. As well as its seasonal festivals, Bromyard is well-known for the delightful Bromyard Downs with a multitude of footpaths and bridleways. Within the Bromyard Downs is the National Trust’s Brockhampton Estate which plays host to many seasonal events. Located three miles away is Bringsty Common which is another popular destination for countryside walks and hacks.

## Education:

There is a terrific range of schooling available with St Peter’s Primary School and Queen Elizabeth High School. Hereford sixth form & college was formally ranked as one of the most successful college's in the country.









In regards the independent sector, you will find Malvern College and Malvern St James girls school.

#### Ground floor accommodation:

An inner hallway leads to the sitting room; a good sized room with attractive shutters fitted to the newly appointed double glazed windows. Featuring a fireplace with oak lintel above and housing a log burning stove. There is also a built in media wall. This room leads into another superb sized room which is currently used as a dining room and music room, also benefitting from a log burning stove and fitted shutters.



The kitchen is now a superb entertaining space with an array of wall and base units and finished with quartz surfaces and a copper effect surface on the centre island. There is space for a range cooker. Integrated appliances include fridge, freezer, wine fridge and microwave. There is a fitted seating area by two sets of bi folding doors which lead onto a private decked courtyard terraced area which make this space wonderful for entertaining.

To complete the ground floor is a W/C, boot room and laundry.

#### First floor accommodation:

The landing leads to three good sized bedrooms and a beautifully appointed spacious bathroom with double shower and free standing bath.

#### Outside:

The terraced area off the kitchen features a hot tub, with stairs rising to an astro turf area with space for seating and taking in the superb view of the town.









Services:

Mains water, electricity, gas and drainage.

Tenure:

We are advised the property is Freehold.

Local Authority:

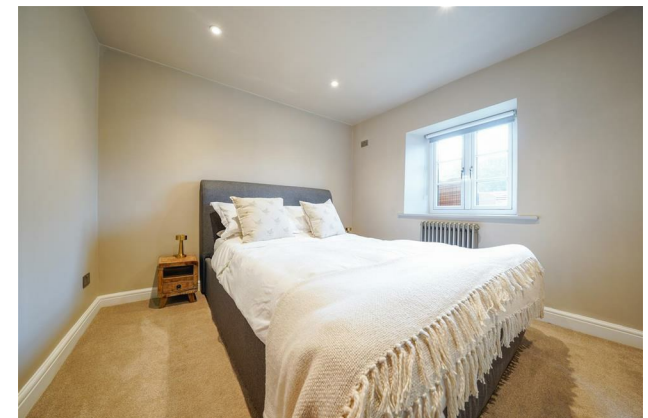
Bromyard & Winslow Town Council

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.





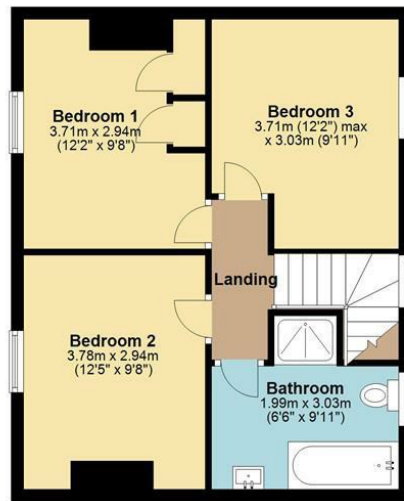




**Ground Floor**  
Approx. 88.6 sq. metres (953.7 sq. feet)



**First Floor**  
Approx. 46.1 sq. metres (495.7 sq. feet)



Total area: approx. 134.7 sq. metres (1449.5 sq. feet)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

RJ Country Homes  
Tel: 01905 691 043  
contact@rjcountryhomes.co.uk  
Cathedral View Top Barn, Holt Heath, Worcestershire, WR6 6NH

