



6 Highwell Lane
Bromyard HR7 4DG

Andrew Grant



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 **2 Bedrooms**  **2 Receptions**  **1 Bathroom**

Freehold / 1,179 sq. ft.

KEY FEATURES:

- Charming cottage
- Lovely location
- Magnificent views
- Period features
- Garden room
- Two double bedrooms
- Spacious bathroom
- Pretty cottage gardens
- Outbuilding
- Parking for one car

A picturesque cottage with stunning views in Bromyard.

Discover the enchantment of this idyllic cottage, nestled in the historic heart of Bromyard. Dating back to 1824, this property displays beautiful period features, including ornate fireplaces and crafted details. The ground floor offers a garden room, a bay-fronted living room, a formal dining room and a well-appointed kitchen. Upstairs features two generously sized double bedrooms and a spacious bathroom, completing the interior's charm.

Outside, enjoy the convenience of private parking and a beautifully landscaped garden, low-maintenance yet stunning, alongside a practical, brick-built outbuilding for additional storage.



Description

Enter through the traditional double wooden five-bar gates to a block-paved parking area with space for one vehicle, leading directly to the cottage's entrance. An ornamental pond adds a touch of tranquillity, attracting local wildlife. This part of the garden is bordered by mature shrubbery, walls and fencing that ensure privacy and create an inviting outdoor retreat.

Step into the bright and inviting garden room, which serves as the main entrance to this delightful home. This spacious room offers views of the garden and features laminate wood-effect flooring, a ceiling light fan and ample space for furniture, making it a versatile and attractive space. The original walls of the cottage are visible here, adding to the charm and historical feel.

Beyond the garden room, an inner hallway with doors leading to both the living and dining rooms and stairs to the first floor, seamlessly connects the home's living spaces.

Ideal for formal dining, the dining room includes built-in cupboards and stripped wooden flooring. There is direct access to the kitchen for convenience and a rear-facing window.

The cosy kitchen is efficiently laid out with wall and base units topped with work surfaces, incorporating a stainless-steel sink with drainer and mixer tap. Integrated appliances include an oven, hob and extractor. Flagstone tiled floor adds style, while a part-glazed door leads back into the garden room and a window looks over the rear, filling the space with natural light.



The living room is replete with period charm, highlighted by a large walk-in bay window that offers delightful garden views. It features a striking fireplace with a solid fuel stove, ornate tiles and an intricately detailed surround. Stripped wooden flooring and built-in shelving add functionality and character.







First Floor

The spacious landing provides access to both bedrooms, the bathroom and a large storage cupboard, continuing the home's airy feel.

Positioned to the front of the property, The master bedroom offers ample space, featuring an ornate fireplace and dual aspect windows, including a large bay that provides stunning views over the garden and nearby fields. A ceiling fan ensures comfort throughout the year.

The second double bedroom, also well-proportioned, features a bay window and offers lovely side aspect views.

Serving the bedrooms is a sizeable bathroom, fully equipped with a low-level WC, washbasin and bath with a telephone-style shower attachment to the mixer tap, plus a separate shower cubicle. Dual aspect windows and a large built-in cupboard enhance the space.

Garden

A gravel garden area extends from the driveway, featuring stepping stones, a variety of plants including lavender and roses. There is ample space for seating areas. The privacy is maintained by walls, fencing and shrubbery, making it a serene spot to relax and entertain.

Services

Mains gas, electricity, water and drainage.

Broadband is available at this property.

Council tax band - C.

Situation

Nestled in the heart of Herefordshire, Bromyard is a picturesque town that offers a delightful blend of historical heritage, natural beauty and a vibrant community. Bromyard boasts a wealth of stunning properties, from classic country cottages with thatched roofs to elegant townhouses featuring timeless architecture. It is also home to a treasure trove of independent shops, boutiques and galleries that offer an array of unique and locally sourced products. Visitors can enjoy browsing through quaint tea rooms and artisanal bakeries. The town hosts vibrant festivals, events and markets throughout the year.

Beyond its architectural splendour, Bromyard is surrounded by an abundance of natural beauty. The nearby rolling hills invite outdoor enthusiasts to explore the picturesque countryside.









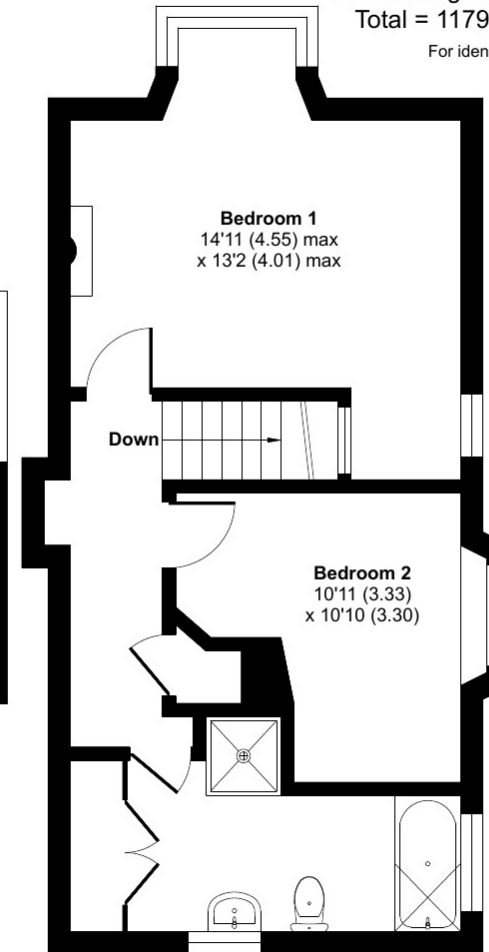
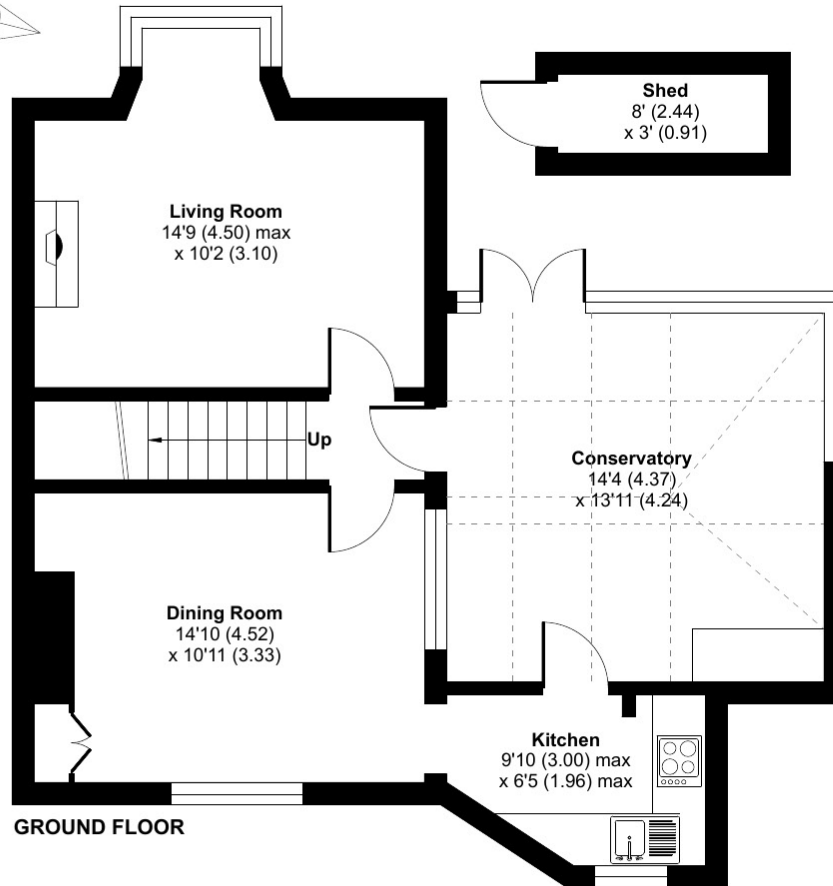
Highwell Lane, Bromyard, HR7

Approximate Area = 1155 sq ft / 107.3 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 1179 sq ft / 109.5 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1133743



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