



Downside Cottage

Bromyard HR7 4NZ

Andrew Grant

Downside Cottage

The Downs, Bromyard HR7 4NZ

4 Bedrooms 2 Bathrooms 2 Reception Rooms

This charming four bedroom property is set on the Downs in Bromyard, boasting a spacious and private garden with stunning views. Enjoy the tranquillity and beauty of this lovely family home, perfect for those seeking a serene and picturesque setting.

Key features

- A delightful and detached countryside cottage providing endless countryside views.
- The property benefits from open-plan living areas on the ground floor, providing wonderful views and an ideal space to entertain.
- Four generously sized double bedrooms, with two benefitting from their own luxurious en suites.
- A generously sized south-west facing garden and patio area.
- A versatile summer house, which has potential to become the fourth bedroom, currently serving as an outside seating area for year round entertainment.
- Situated in a rural location overlooking the Bromyard Downs providing you with your own slice of countryside.

1532 sq ft (142.3 sq m)





The kitchen

As you enter from the side of the property, you are greeted by a porch area leading to a convenient WC and a charming galley-style kitchen. This kitchen is equipped with an induction hob, a built-in oven and microwave, a Belfast sink, matching cupboards and ample granite countertops.





The dining area

Adjacent to the kitchen, the dining area is ideal for both casual and formal dining. It comfortably accommodates a large table and is bathed in natural light. A door provides access to the outside, making it convenient for outdoor dining and entertaining.



The living room

Flowing naturally from the dining space, the living room features a large window overlooking the conservatory. The room features a large window and double doors opening onto the sun room, adding to the bright and airy atmosphere and offering lovely garden views.



The sun room

Accessible from the living area, the superb sun room is a standout feature of this cottage. Flooded with natural light through multiple windows and French doors, it offers seamless access to the garden, making you feel one with your surroundings.



Utility room

Completing the ground floor accommodation is the utility room conveniently located off the kitchen and providing easy access to the garden through a stable door. This versatile space is equipped with wall and floor cabinets, a sink, ample countertop space and room for a fridge freezer enhancing the functionality and practicality of the property.





Bedroom one

Ascending the staircase from the reception room, you arrive at a landing that provides access to bedrooms one, two and three. Bedroom one is adorned with exposed wooden beams and offers ample space for furniture. With views overlooking the garden, it creates a peaceful and private primary bedroom.





Bedroom one en suite

Bedroom one further benefits from a luxurious en suite, equipped with a walk-in shower cubicle, a WC and washbasin.



Bedroom two

Bedroom two is another generously sized double bedroom, offering lovely views of the rear garden.



Bedroom three

Completing the upstairs accommodation is bedroom three, currently utilised as a study and studio space. This versatile room has the potential to be transformed into a single bedroom, nursery or remain as a study, adapting to suit any homeowner's needs.



The bathroom

The well appointed family bathroom features a wood-panelled bath with a handheld shower head, a WC and a washbasin. This space also offers scenic views of the surrounding countryside, adding tranquillity to your daily routine.





The garden

The cottage boasts an expansive south-west facing garden that wraps around the rear and side of the property, offering endless views of the Bromyard Downs. Spanning approximately 0.5 acres, this lawned garden provides your own slice of countryside. It features a variety of fruit trees, a patio area and access to the summer house, creating a complete and private oasis.

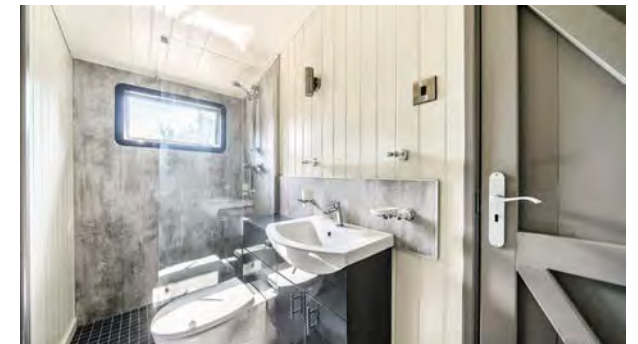






The summer house

The summer house offers potential as a self-contained annexe, complete with its own en suite bathroom, patio area and outdoor seating. This sunlit retreat is ideal for enjoying evenings with family and friends.







The driveway

The property is approached via a spacious gravel driveway, providing ample parking for several vehicles. Additionally, various sheds around the property offer extensive storage options.



Location

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 is 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.

Bromyard is surrounded by an abundance of natural beauty. The nearby rolling hills invite outdoor enthusiasts to explore the picturesque countryside. For those seeking a leisurely escape, numerous peaceful gardens and parks provide serene settings to unwind.

With its prime location in Herefordshire, Bromyard offers convenient access to surrounding areas. Explore the renowned Hereford Cathedral, visit the cider orchards or immerse yourself in the charming neighbouring towns and villages.

Services

The property benefits from an air source heat pump, mains electricity and water, plus a septic tank.

Council Tax - Band E





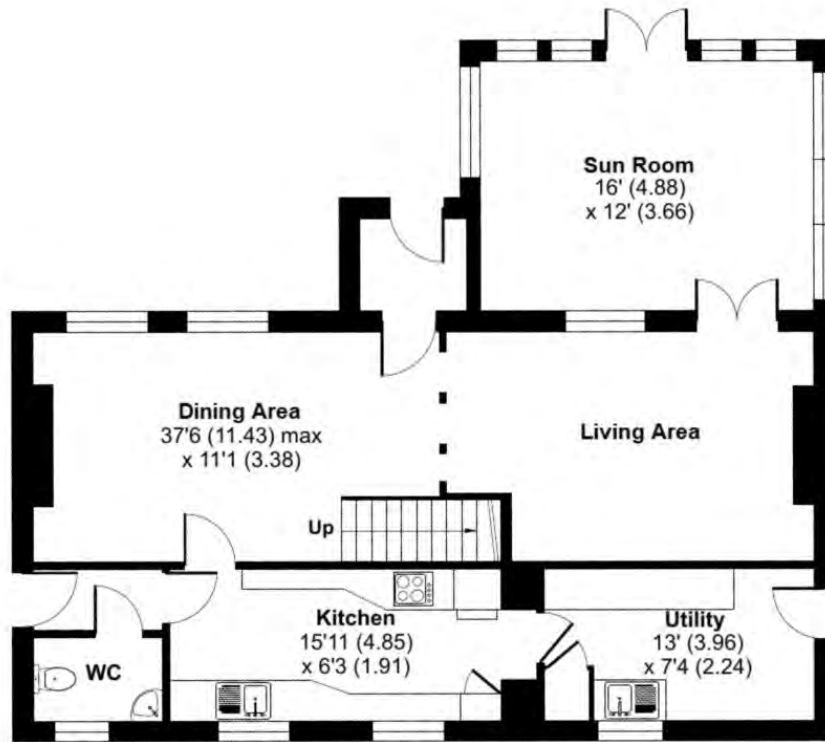
The Downs, Bromyard, HR7

Approximate Area = 1532 sq ft / 142.3 sq m

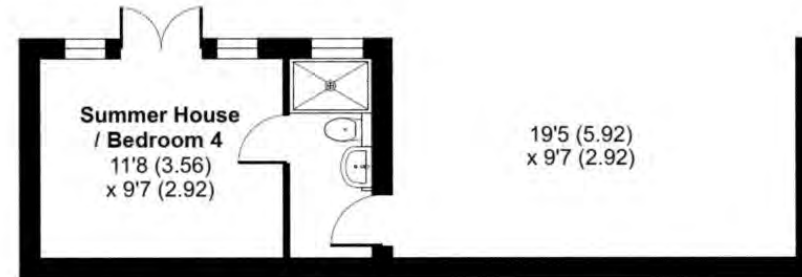
Outbuilding = 153 sq ft / 14.2 sq m

Total = 1685 sq ft / 156.5 sq m

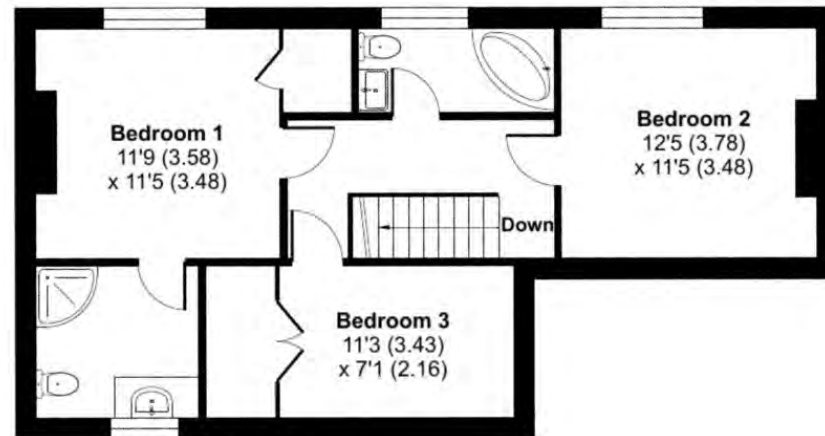
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GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1162418



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