



**74 Porthouse Rise**

Bromyard, HR7 4FS

**Andrew Grant**



# 74 Porthouse Rise

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**3 Bedrooms    1 Bathrooms    1 Reception Rooms**

Immaculately presented three bedroom semi-detached home with a landscaped garden, modern kitchen and off-road parking for multiple vehicles, located in a peaceful Bromyard cul-de-sac.

- Beautifully maintained three-bedroom semi-detached home offering bright and practical living spaces across two floors.
- Well-appointed modern kitchen with integrated appliances, generous worktop space and a large window providing excellent natural light.
- Spacious reception room to the rear with direct access to the garden, ideal for entertaining or relaxed family living.
- Thoughtfully landscaped rear garden featuring a mix of patio, lawn and gravel areas, offering privacy and multiple spaces for outdoor enjoyment.
- Off-street parking on a private driveway, providing convenient and secure access to the front of the property.
- Located in a quiet residential area within Bromyard, close to local amenities, schools and scenic countryside walks.

842 sq ft (78.2 sq m)







## The kitchen

This modern kitchen is thoughtfully designed to maximise space and functionality. Fitted with sleek white cabinetry and integrated appliances, it offers ample countertop space for cooking and entertaining. A large window above the sink floods the room with natural light and provides a pleasant outlook. Neutral tones and wood-effect flooring create a clean and contemporary finish and there is under-stairs storage that opens into the room, offering a potential pantry space.







## The living room

A generously sized reception room situated at the rear of the home, featuring wide sliding doors that open directly onto the rear garden. The room benefits from excellent natural light and offers a versatile layout suitable for both relaxation and hosting guests. With its direct garden access, this space seamlessly blends indoor and outdoor living.







## The cloakroom

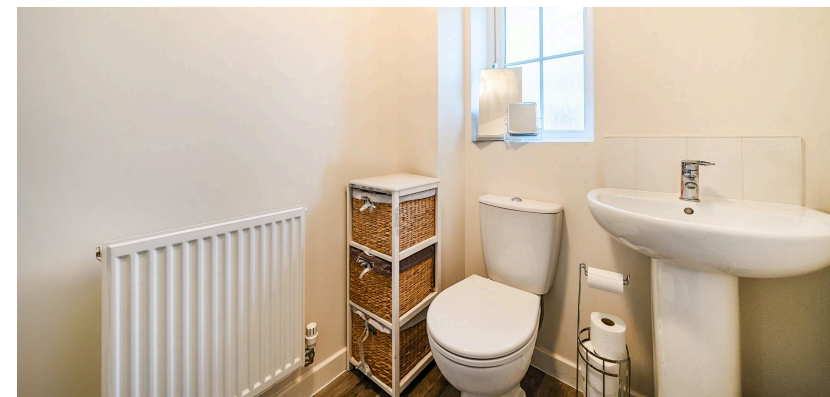
This compact yet characterful cloakroom combines modern fittings and features a sleek white toilet and a wall-mounted sink with a chrome mixer tap and black soap dispenser, set against a tiled backsplash. Natural light filters in through a small frosted glass window and warm wood-style flooring completes this vibrant and functional space.





## The master bedroom

The master bedroom is well-proportioned and includes a modern en suite shower room. It features a large window that overlooks the front of the property, creating a bright and airy atmosphere. The en suite includes a WC, wash basin and corner shower, making it a practical and private space.







## Bedroom two

Situated at the rear of the property, bedroom two is a comfortable double with a pleasant outlook over the garden. It offers ample space for bedroom furniture and is ideal for guests, children or as a second double bedroom.





## Bedroom three

This third bedroom makes an excellent home office or single bedroom. With a rear-facing window, the room enjoys good natural light and views over the garden. It is currently used as a workspace, offering a quiet area ideal for working from home or study.





## The family bathroom

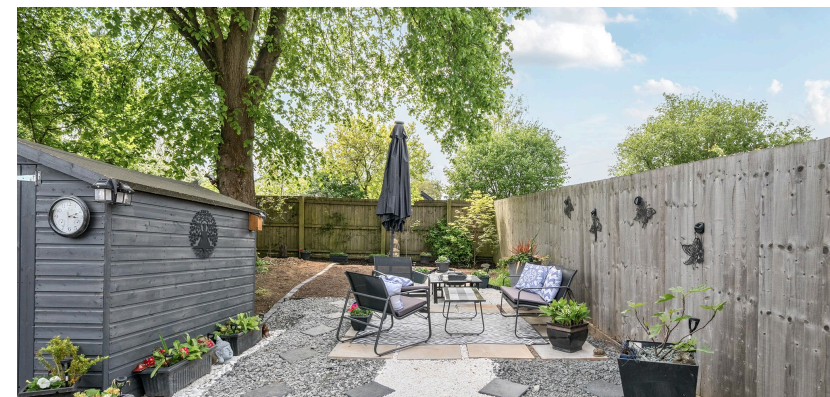
The family bathroom is fitted with a three-piece suite comprising a WC, pedestal sink and a modern panelled bath with a shower fitment. Finished in neutral tones with contemporary flooring, it provides a clean and practical space for everyday use.



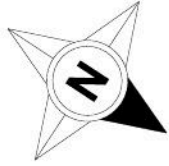


## The garden

The rear garden has been beautifully landscaped and is a true highlight of the property. A combination of patio, gravel and lawn creates defined zones for dining, relaxing and planting. Surrounded by fencing and mature trees, it offers privacy and a peaceful setting for outdoor living. A garden shed adds valuable storage space.





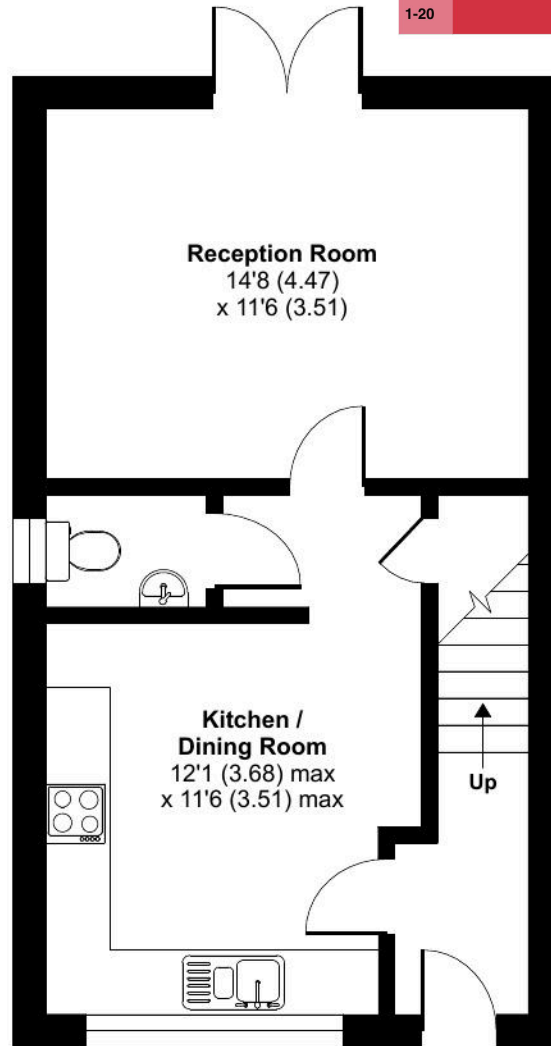


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

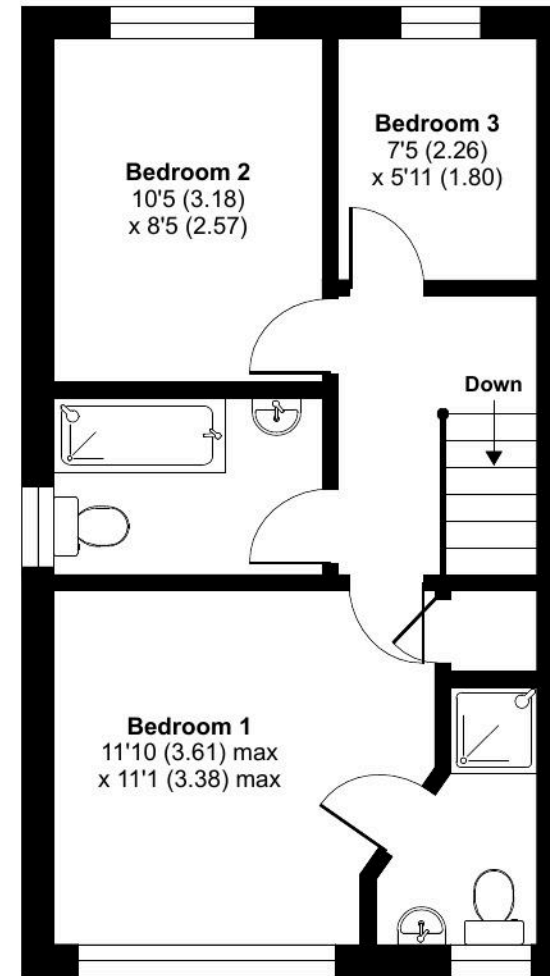
# Porthouse Rise, Bromyard, HR7

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## Location

Bromyard is a traditional market town nestled in the picturesque Herefordshire countryside, offering the perfect blend of rural charm and modern convenience. Known for its community spirit, the town boasts a variety of independent shops, cafés and local amenities including supermarkets, schools and healthcare facilities. The surrounding countryside provides excellent walking and cycling opportunities, with the Malvern Hills and the Herefordshire Trail close by.

Bromyard benefits from strong road links, positioned conveniently between Hereford and Worcester, both accessible within 30–40 minutes by car. The nearby A44 provides direct routes to Leominster and Tenbury Wells. Although a rural setting, Bromyard is well-connected, making it ideal for those seeking a quieter lifestyle without being cut off from larger urban centres. A reliable local bus network further enhances access to neighbouring towns and villages.

## Services

This property benefits from mains gas & electric.

## Council Tax

This property is a council tax **band C**







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