



Flaggoners Green House

Flaggoners Green, HR7 4QR

Andrew Grant

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Panniers Lane, Flaggoners Green, Bromyard, HR7 4QR

6 Bedrooms 3 Bathrooms 3 Reception Rooms

A spacious rural home with income potential, far-reaching views, generous gardens and a two-bedroom annexe offering scope for full independent accommodation.

- Spacious semi-detached family home with annexe and potential for full separate accommodation.
- Upgraded kitchen, roof works, solar panels and modern double glazing.
- Expansive garden with countryside views and a large shed.
- Ample driveway parking for multiple vehicles.
- Peaceful rural setting near Bromyard with good road access.

This versatile country home offers space, flexibility and far-reaching views, making it ideal for families seeking a peaceful lifestyle with scope for additional income. The main house features four bedrooms, two large reception rooms and a superb kitchen/diner with log burner. The current owner has upgraded the property throughout, including a new kitchen and flooring, re-insulated roof with all flat roofs redone, replacement windows and doors, and the addition of solar panels generating around £2,000 annually. Adjoining the main house is a two-bedroom annexe with its own entrance, a spacious living room and two bedrooms, one with a wet room and a further shower room, offering layout options for guests, family or a holiday let. While the annexe currently lacks a kitchen, there are options to easily adapted to create a self-contained living space. The home sits within a generous plot with a large garden, extensive parking, a shed and lovely views. Located in a peaceful position just outside Bromyard, the setting combines rural charm with access to local amenities.

2692 sq ft (250 sq m)





The kitchen/breakfast room

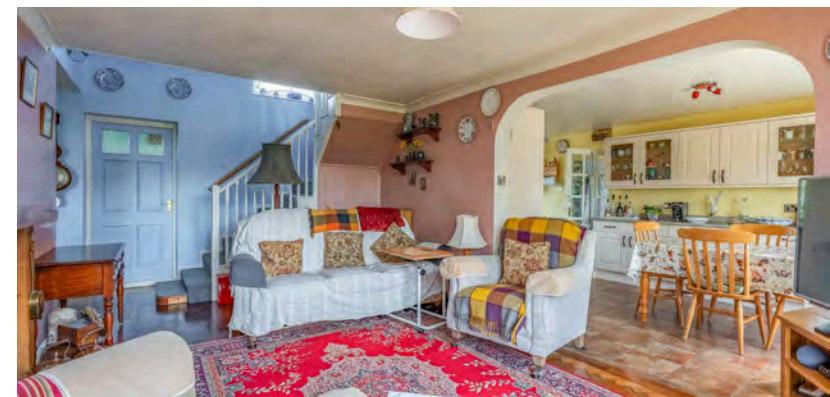
The kitchen and breakfast area is the heart of the home, there is plenty of room for a large dining table and everyday family life, with views out towards the rear garden. The current owner also upgraded the flooring during the renovation, creating a cohesive and welcoming space for entertaining or relaxed living.





The sitting room

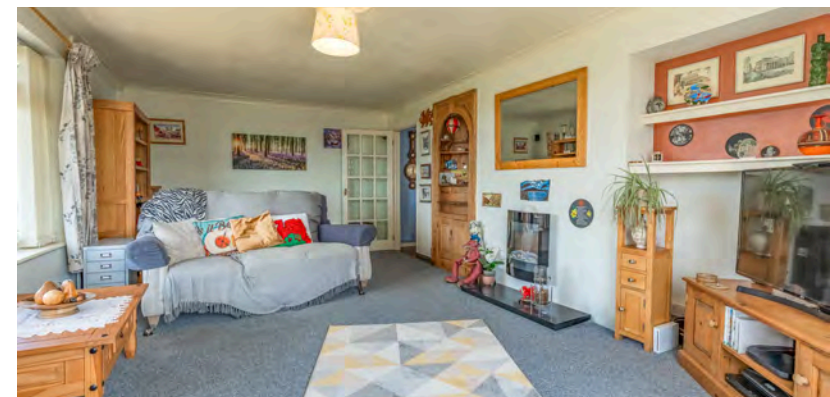
The sitting room is an inviting and spacious room featuring a characterful fireplace with woodburner and wooden mantel. Large windows and French doors open to the garden, filling the space with natural light and offering pleasant views. The lounge flows directly into the kitchen and dining area via a wide archway, making it ideal for family life or entertaining. A staircase rises centrally within the room, connecting the ground floor with the upstairs bedrooms.





The living room

This bright and welcoming space enjoys dual-aspect windows with lovely countryside views across open fields. The room is generously proportioned and positioned to make the most of the natural light throughout the day. With ample room for seating and display furniture, it offers flexibility for use as a quiet sitting room, second family room or reading area. The peaceful outlook and connection to the surrounding greenery make it an ideal place to relax.





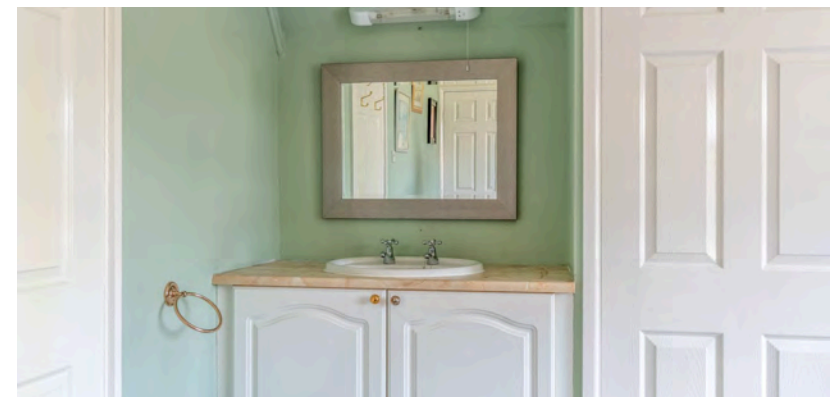
The utility and cloakroom

The large utility room offers excellent space for laundry, storage or conversion into a kitchen for the annexe if required. Its size and location make it a practical option for creating fully self-contained living. To one side sits is a cloakroom, including a WC and hand basin and access to the front of the property and to the other there is an additional pantry and hallway to the annexe.



The primary bedroom

A large double bedroom located at the front of the home, this room offers ample space for freestanding furniture and benefits from a large window bringing in plenty of natural light. It is ideal as a principal bedroom, including a sink with storage beneath, built-in wardrobe and a convenient storage space.





The second bedroom

This bright double bedroom opens onto a private balcony with far-reaching rural views, the perfect spot to start or end the day. Its size allows for various furniture arrangements and two built-in wardrobes add further convenience.





The third and fourth bedrooms

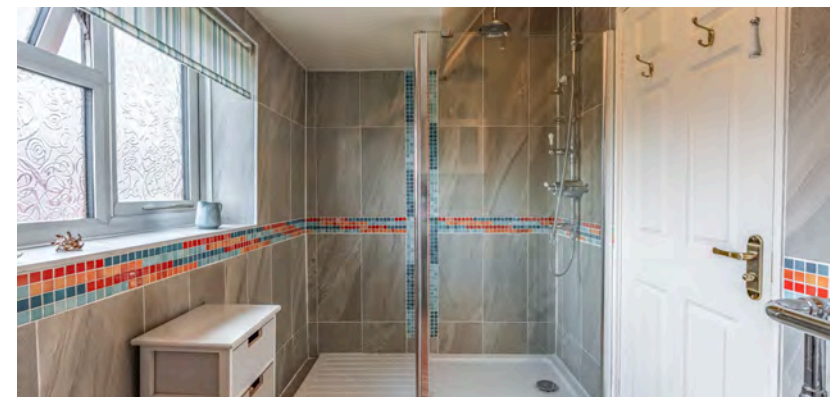
The third bedroom offers another good-sized double room with space for freestanding furniture and a built-in wardrobe. A large window brings in plenty of natural light. Situated adjacent, the fourth bedroom also features built-in storage and a large window, ideal for further a family bedroom, guest room or study.





The shower room

The shower room is a generous and bright space fitted with a large walk-in shower, WC and basin with storage beneath. It is finished with a chrome towel rail, full tiling and two windows, giving it a fresh and airy feel.





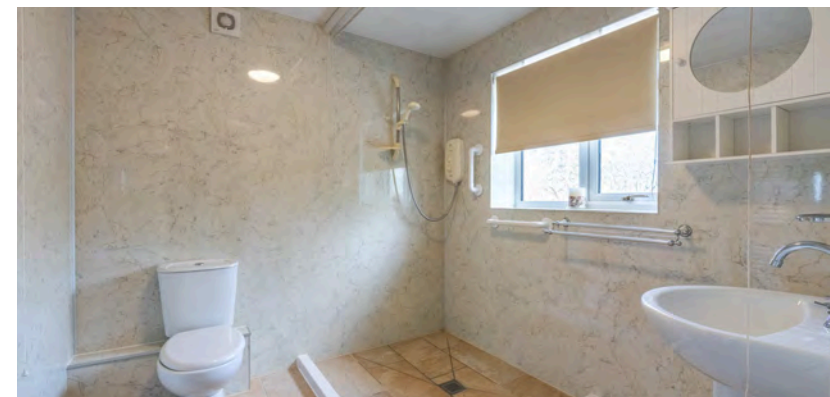
The annexe

A completely self-contained section of the home with its own entrance, offering tremendous flexibility for multigenerational living or potential holiday let use. Upon entry you are greeted with a tiled living room with French doors out to the garden, allowing in plenty of natural light, through to the hallway is a shower room with shower cubicle, WC and basin. From the hallway a staircase leads up to a versatile loft room with another WC and hand basin.





On the ground floor there are two double bedrooms. The primary bedroom being good-sized room, benefiting from a modern en suite wet room, fitted with a walk-in shower, WC and basin, offering accessible, practical facilities. Ideal for elderly relatives or independent young adults. A second comfortable bedroom makes a versatile guest room, home office or hobby room.





The garden

The property enjoys an impressive and expansive garden, perfectly suited for those seeking privacy, space and beautiful rural surroundings. West-facing, the garden is perfectly positioned to capture the best of the afternoon and evening sun. A large lawn stretches out from the home, framed by mature shrubs and trees, the garden feels both well-established and peaceful, providing a delightful backdrop for everyday enjoyment or summer entertaining.



A generous paved seating area adjoins the house, ideal for al fresco dining while soaking in the far-reaching countryside views. The rear aspect is particularly striking, with panoramic vistas across open fields and wooded hills, giving a true sense of rural tranquillity. Towards the edge of the garden sits a substantial timber shed, providing useful storage for garden tools or outdoor equipment. There's plenty of space for those with green fingers to create vegetable plots, plant borders or even a wildlife-friendly area.



The driveway

A long driveway provides generous parking for multiple vehicles behind a gated entrance, with space to add carports or a garage if required, subject to planning permission. The approach is peaceful and scenic, accessed via a private track past open farmland. An attractively landscaped frontage wraps around the driveway, featuring low picket edging and established planting beds bursting with colour.

Location

This property enjoys a peaceful rural position near the Herefordshire/Worcestershire border, surrounded by open countryside and far-reaching views. Despite its tranquil setting, the home is well placed for access to local amenities, with the market town of Bromyard just a short drive away offering shops, cafes, a theatre, and schools.

Further afield, Worcester, Leominster and Hereford are all easily accessible, providing a broader range of shopping, dining, and transport links including mainline railway stations. The M5 motorway is also within reach, connecting to the wider Midlands and South West.

The area is renowned for its scenic beauty, with footpaths, bridleways, and quiet country lanes ideal for walking, cycling, and exploring the surrounding landscape. This is a location that offers the best of both worlds, countryside living with everyday convenience.

Services

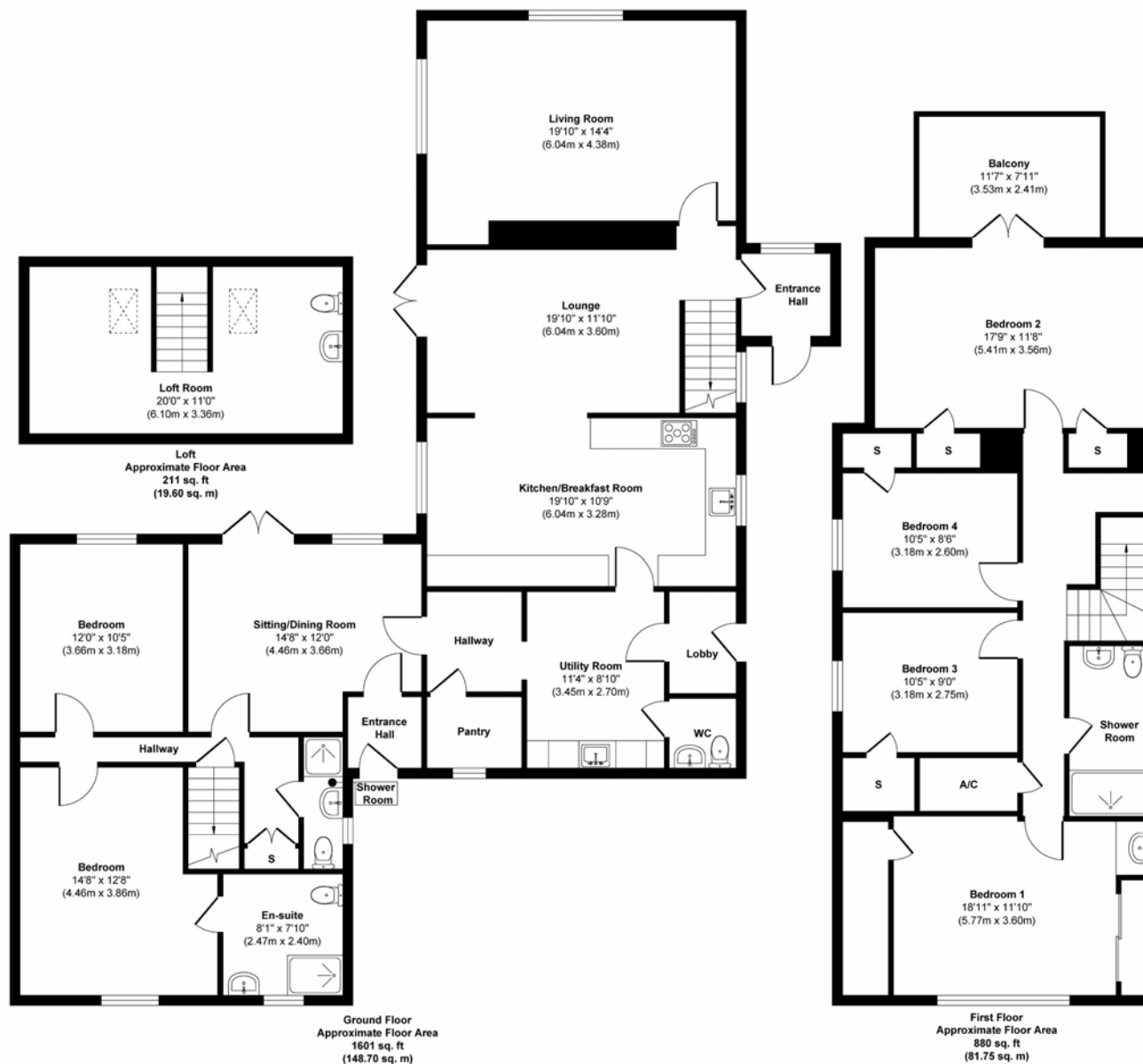
The property benefits from mains gas, electricity and water. Drainage is supplied via a private septic tank.

Council Tax

The Council Tax for this property is Band F



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

Approx. Gross Internal Floor Area 2692 sq. ft / 250.05 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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