



**Sunnyside**

Bromyard, HR7 4NX

**Andrew Grant**

# Sunnyside

The Downs, Bromyard, HR7 4NX

**3 Bedrooms    2 Bathrooms    2 Reception Rooms    2.3 Acres**

A charming country home with outbuildings and land, offering development potential, generous gardens and far-reaching views, all set in a peaceful rural location near Bromyard.

- Characterful detached home with versatile accommodation and outbuildings offering exciting development potential.
- Generous living spaces complemented by three double bedrooms.
- Expansive gardens and grounds with fruit trees, lawned areas, and countryside views, extending to over two acres.
- Gated driveway with ample parking for several vehicles.
- Peaceful rural setting close to Bromyard's amenities, schools, and excellent transport links.

This detached home offers charm, space and excellent potential. The ground floor includes a sitting room, dining room, kitchen, utility and bathroom, with three generous double bedrooms and a family bathroom upstairs. A collection of outbuildings present exciting opportunities for renovation or redevelopment subject to planning, ideal for those seeking extra accommodation, workspace or lifestyle use. The gardens are a particular feature, with sweeping lawns, fruit trees and open countryside views. Paddock-style land further enhances the setting, appealing to buyers with equestrian or smallholding interests. A gated driveway ensures privacy and provides extensive parking for several vehicles. Enjoying a peaceful position close to Bromyard, this is a rare opportunity to secure a home with generous grounds and development potential in a desirable countryside location.

**3745 sq ft (347.9 sq m) including outbuildings**





## The living room

The living room is a welcoming space that immediately sets the tone for this cottage. At its heart is a traditional log burner set within an exposed stone fireplace, creating a focal point that enhances the character of the room. The timber beam overhead adds further charm, highlighting the cottage's period origins and adding to the sense of warmth.





This room is generous in proportion, easily accommodating both seating and dining areas, making it versatile for everyday living as well as for gathering with family or friends. Natural light flows in through the windows at either end, framing views of the surrounding land and ensuring the room feels bright during the day while retaining a sense of cosiness in the evenings.





## The kitchen

The kitchen is a practical space with a range of fitted cabinets and generous work surfaces, ideal for everyday use. A tiled floor adds to its functionality, while exposed beams provide a reminder of the cottage's character. The layout is straightforward, with a built-in oven and hob alongside space for additional appliances. Well positioned within the ground floor, the kitchen connects easily to the rest of the home, while offering scope for updating, it is ready for immediate use and reflects the home's traditional charm.



## The dining room

The dining room provides a bright and practical setting for family meals or casual gatherings. Large windows span the length of the room, drawing in natural light and offering views over the surrounding outbuildings and countryside beyond. The space comfortably accommodates a dining table and chairs, making it a versatile area that can be enjoyed for everyday use as well as more formal occasions.





## The bathroom and utility

The ground floor includes a bathroom and adjoining utility, both designed with practicality in mind. The bathroom is fitted with a bath, wash basin and WC, with a window drawing in natural light. Beside this, the utility offers additional space for appliances such as a washing machine and provides useful storage. With direct access from the main living areas, this part of the home is highly convenient, while offering scope for future updating to suit individual preference.





## The primary bedroom

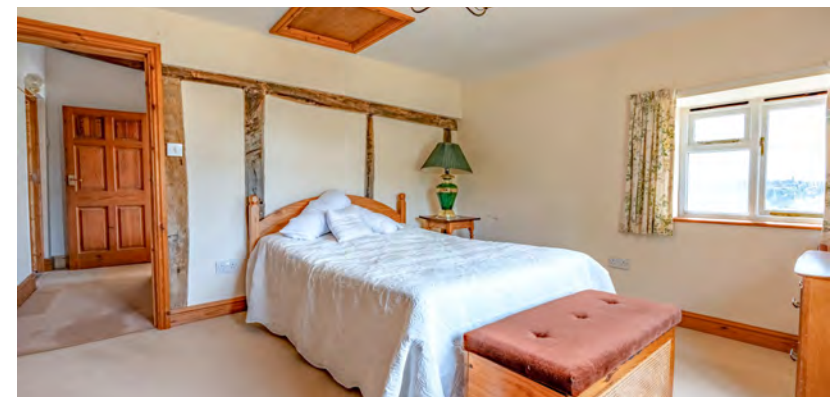
The primary bedroom is a generously sized room, well positioned to enjoy views across the surrounding countryside. Its proportions allow for a variety of furniture layouts, making it a versatile and comfortable space. Subtle character features, including exposed timbers, add to the cottage feel and connect the room with the home's traditional style. With its outlook, size and charm, this bedroom offers a peaceful retreat and has ample scope for personalisation to suit individual taste.





## The second bedroom

The second bedroom is a well-proportioned double room, enhanced by dual windows that fill the space with natural light and offer attractive views across the countryside. Its size provides flexibility for a range of furniture arrangements, making it a comfortable and practical choice for family or guests. Character features, including exposed timbers, lend charm and reflect the traditional style of the cottage.





## The third bedroom

The third bedroom is a comfortable double room featuring a window that captures views of the surrounding countryside. Its proportions allow flexibility for use as a bedroom, guest room or study, depending on personal needs. Positioned alongside the other bedrooms, it completes the upstairs accommodation and adds to the home's versatility, making it a practical and appealing space within the property.





## The family bathroom

The family bathroom is a spacious room, fitted with a bath, separate shower, wash basin and WC, offering everything needed for everyday convenience. A large window allows natural light to filter through, while providing ventilation and a pleasant outlook. Tiled surrounds to the bath and shower ensure ease of maintenance, while the neutral setting allows for personalisation.





## The garden

The garden wraps around the cottage and provides a generous outdoor setting with sweeping views over the surrounding countryside. Mainly laid to lawn, the space is interspersed with mature hedges, fruit trees and established planting, creating a natural rural backdrop. A traditional water pump adds a touch of character, while gated access connects directly to the adjoining fields. The size of the garden offers plenty of room for outdoor seating, recreation or cultivation, making it highly versatile.





## The ground

The property extends to over two acres, arranged across a series of well-proportioned paddocks that provide an attractive setting for those seeking space and rural lifestyle opportunities. The land is mainly laid to pasture and is bordered by established hedgerows, creating both privacy and a natural connection with the surrounding countryside. With its manageable size, the grounds are ideally suited for smallholding, hobby farming, or equestrian use, subject to requirements.







## The outbuildings

The outbuildings present an excellent opportunity for redevelopment and future value creation. They include a traditional stone barn with lofted space, alongside further agricultural-style structures, all of which offer clear potential for conversion into stables, workshops, or ancillary accommodation (subject to planning). While several require substantial renovation, their scale and positioning around the courtyard create an exciting prospect for those seeking to add functionality or income-generating uses to the property.





## The driveway and parking

The property is approached via a gated entrance that leads onto a private driveway, offering direct access to the house and adjoining outbuildings. There is ample parking for multiple vehicles, with space for larger vehicles if required, and turning areas to enhance practicality. The driveway setting creates a clear division between the house, garden, and outbuildings, making it ideal for those seeking a property with both residential and working potential.



## Location

The Downs is a highly desirable rural setting combining countryside charm with excellent access to local amenities. Situated on the outskirts of Bromyard, the property enjoys far-reaching views and a tranquil environment, while remaining close to the town's shops, services, and leisure facilities. Bromyard offers a thriving community with independent retailers, cafés, pubs, and a regular calendar of festivals and events, reflecting its strong local identity.

The town is well-served for education, with several highly regarded primary schools nearby, as well as Queen Elizabeth High School offering secondary education. Independent options such as Hereford Cathedral School, Malvern St James and Malvern College are also within easy reach.

Healthcare provision includes local GP services and dentists in Bromyard, with Hereford and Worcester hospitals offering wider medical facilities. Everyday needs are well-catered for, and larger shopping centres can be found in Worcester, Hereford and Leominster.

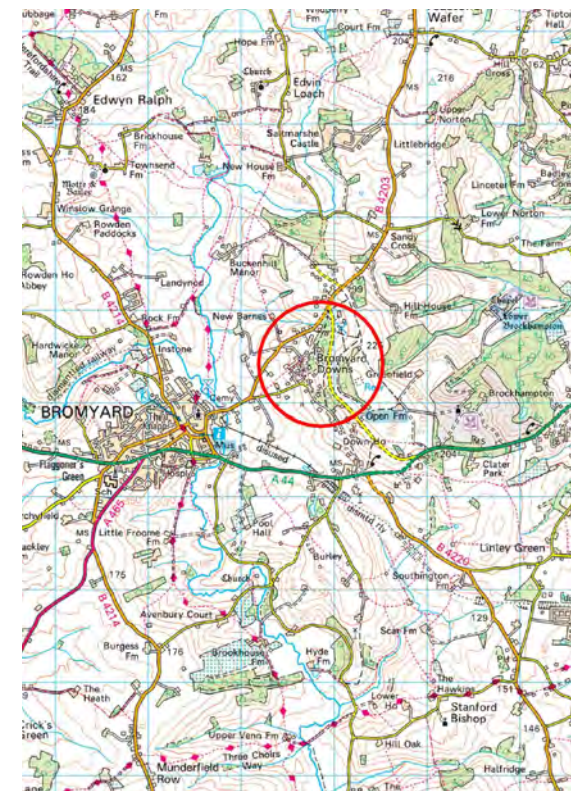
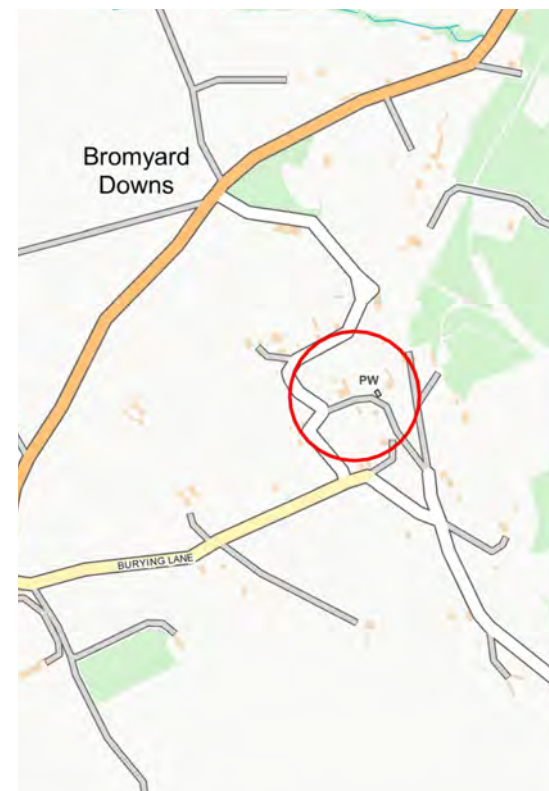
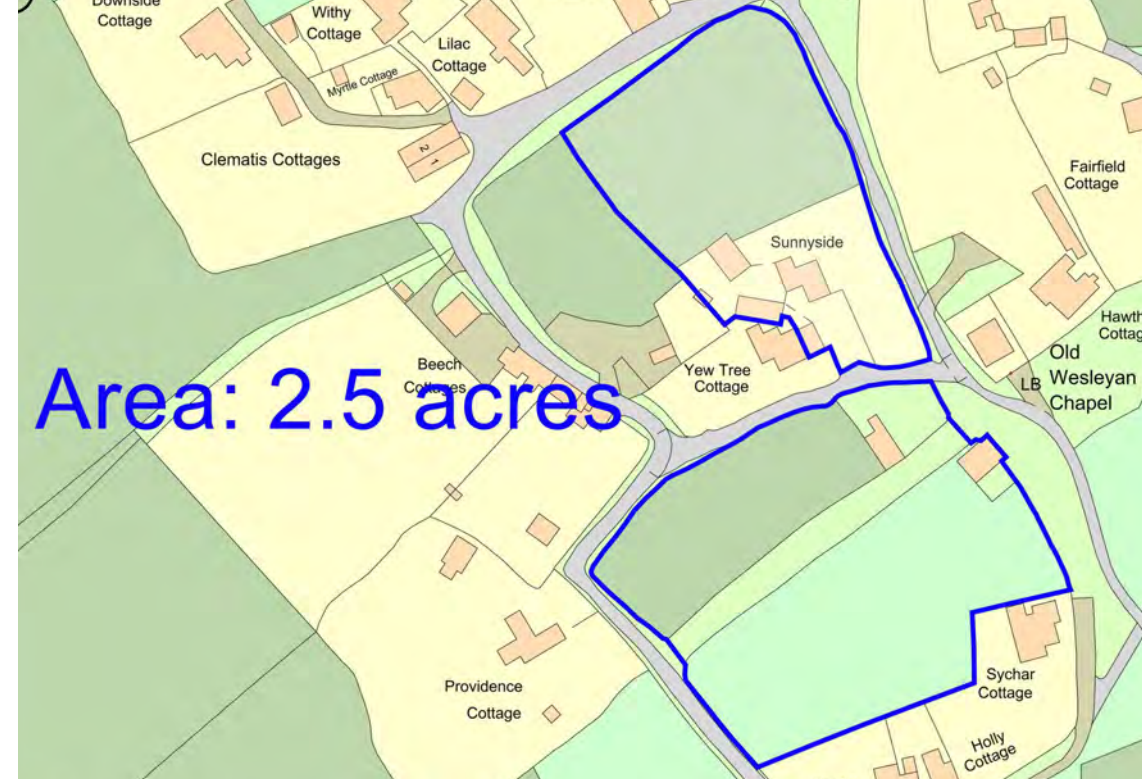
The A44 and A465 provide straightforward access to Worcester, Hereford, and Leominster, while the M5 motorway is accessible at Worcester for travel further afield. Rail connections are available at nearby stations in Malvern, Hereford, and Worcester, offering regular services to Birmingham, London, and beyond. For international travel, Birmingham Airport is within comfortable reach.

## Services

The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied by a private septic tank.

## Council Tax

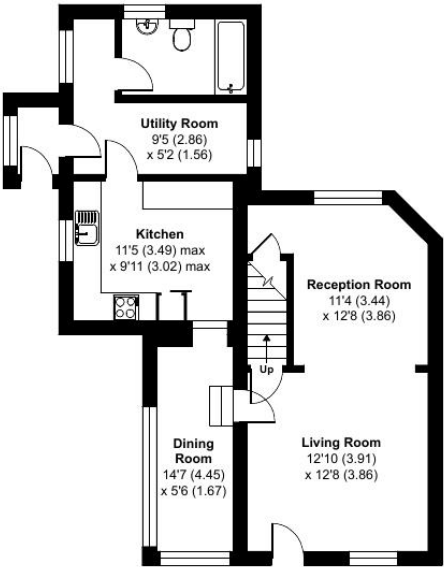
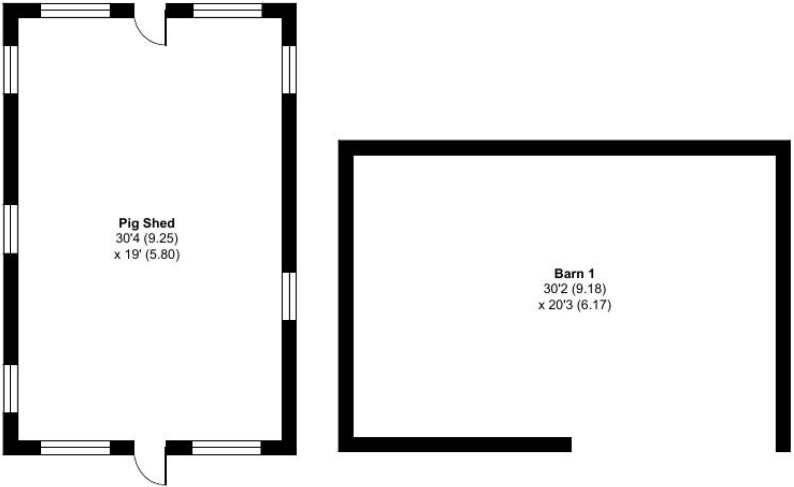
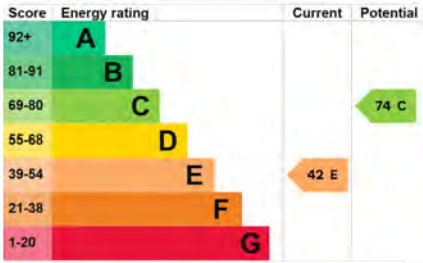
The Council Tax for this property is Band D



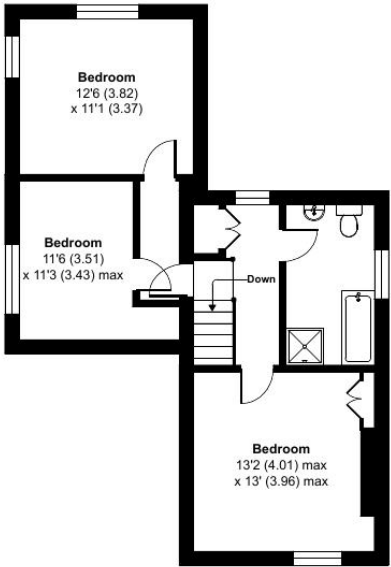
Sunnyside, The Downs, Bromyard, HR7

Approximate Area = 1326 sq ft / 123.2 sq m  
Outbuildings = 2419 sq ft / 224.7 sq m  
Total = 3745 sq ft / 347.9 sq m

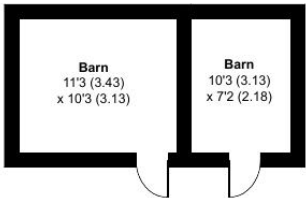
For identification only - Not to scale



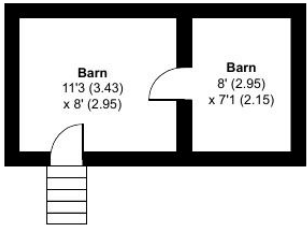
GROUND FLOOR



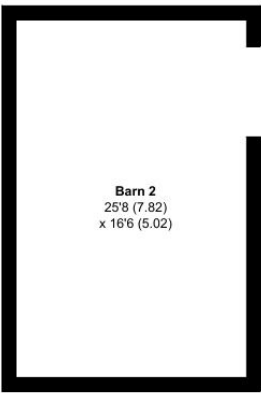
FIRST FLOOR



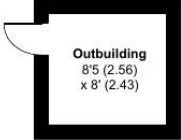
BARN GROUND FLOOR



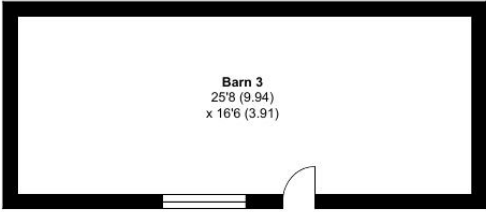
BARN FIRST FLOOR



Barn 2  
25'8 (7.82)  
x 16'6 (5.02)



Outbuilding  
8'5 (2.56)  
x 8' (2.43)



Barn 3  
25'8 (9.94)  
x 16'6 (3.91)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Andrew Grant. REF: 1355345



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)