



42 West Hill

Bromyard, HR7 4EX

Andrew Grant

42 West Hill

Bromyard, HR7 4EX

3 Bedrooms 1 Bathroom 3 Reception Room

Traditional detached three-bedroom home in Bromyard with three reception rooms, generous gardens and excellent parking.

- Characterful period home with a well-balanced layout across two floors.
- Practical ground floor with porch, utility, cloakroom and dining room.
- Generous enclosed garden with patio, lawn and useful outbuildings, with potential for conversion into a garage.
- Block-paved driveway with space for multiple vehicles.
- Located in a desirable Bromyard setting close to amenities and green spaces.

This attractive detached home in Bromyard offers well-balanced living space both inside and out. The accommodation includes a porch, two welcoming living rooms, a dining room with direct access into a modern galley kitchen and a utility room with a cloakroom. Upstairs are three bedrooms and a well-appointed family bathroom. Outside, the property enjoys a spacious, private garden, a large shed and additional outbuildings with the potential to be converted into a garage. The property benefits from parking for multiple vehicles to the front and is conveniently located in a popular residential area with easy access to the town centre and surrounding countryside.

1097 sq ft (101.8 sq m)





The kitchen

The kitchen is compact but functional, linking directly with the dining room and rear of the home. It features modern cabinetry, a built-in oven and hob, space for additional appliances and tiled splashbacks. A rear window ensures good light and views towards the garden.



The dining room

At the heart of the ground floor, the dining room connects directly to the kitchen and both reception rooms. It features a bay-style window to the side and provides a sociable space for everyday meals or family gatherings.



The living room

This bright main reception room is set at the front of the home and features a large bay window overlooking the drive and garden. The layout offers plenty of room to relax and unwind in comfort.



The second reception room

This flexible space could be used as a sitting room, snug or family room. It has a feature fireplace and shelving, and links conveniently to the central dining room, offering layout flexibility for busy households.



The utility and cloakroom

This handy ground floor area includes a WC, wash basin, space for laundry appliances and useful overhead storage. A frosted window offers privacy while still allowing light into the room.



The primary bedroom

This spacious double bedroom enjoys a quiet outlook to the front of the home. There's room for freestanding furniture and a built-in shelf display, making it a restful and practical principal room.



The second and third bedrooms

Set to the rear of the house, the second bedroom has pleasant views and works well as a guest room or study. Its position adjacent to the third bedroom gives it potential for use as a dressing room or nursery if required. The third bedroom is ideal for a child's room or compact double.





The bathroom

The family bathroom is clean and contemporary, fitted with a shaped bath with shower over, WC and wash basin with vanity storage. Fully tiled walls and a large mirror complete the space.



The rear garden

The rear garden is a lovely enclosed space with a paved patio ideal for outdoor dining and relaxing. Room for decorative pots add colour and interest, while a timber shed and additional storage buildings offer excellent practical benefits. A gate to the side provides easy access and the area is private, secure and well maintained.





The front garden

The front garden is laid mostly to lawn with attractive borders and planted pots along the front of the house. A garden shed, ideal for additional storage, sits neatly in the corner. A wide block-paved drive leads directly to the entrance and there's a strong sense of privacy from the road while still feeling open and welcoming.





The driveway and parking

To the front is a block-paved driveway with parking space for four vehicles. A hedge provides privacy from the roadside, and the approach has good access to the porch and side of the home. Currently used for storage, the external structure has potential to be developed into a full garage, subject to requirements. It's easily accessible from the drive and garden area.



Location

Nestled in the heart of Herefordshire, Bromyard is a picturesque market town offering a rich blend of heritage, natural beauty and a warm, close-knit community. This property enjoys a particularly convenient setting, positioned right next to the local shop and dentist, with all other town amenities just a short walk away.

Bromyard is home to a delightful mix of independent shops, traditional pubs, cafés and artisan bakeries. Its vibrant community spirit is celebrated through seasonal festivals, markets and local events that bring the town to life throughout the year.

The surrounding countryside provides endless opportunities for walking, cycling and outdoor recreation, with rolling hills, scenic trails and peaceful gardens all within easy reach. Whether you're looking for adventure or tranquillity, Bromyard caters to both.

Its central location in Herefordshire means excellent access to nearby towns and attractions, including the historic Hereford Cathedral, renowned cider orchards and a wealth of charming villages. Bromyard strikes the perfect balance between rural peace and practical convenience, an ideal spot for families, commuters and anyone seeking a lifestyle rooted in character and community.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band D



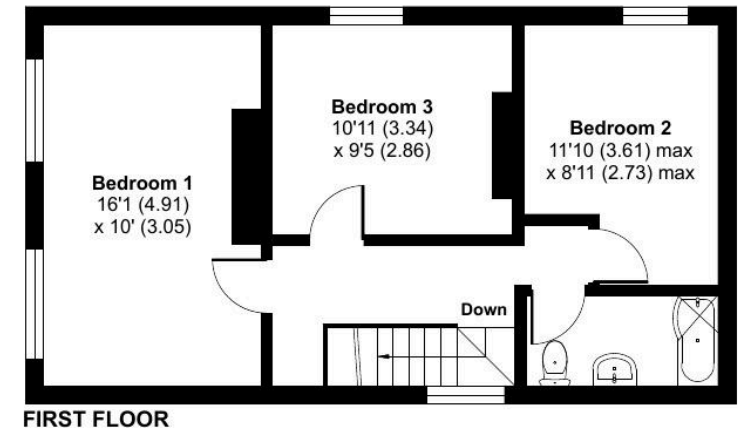
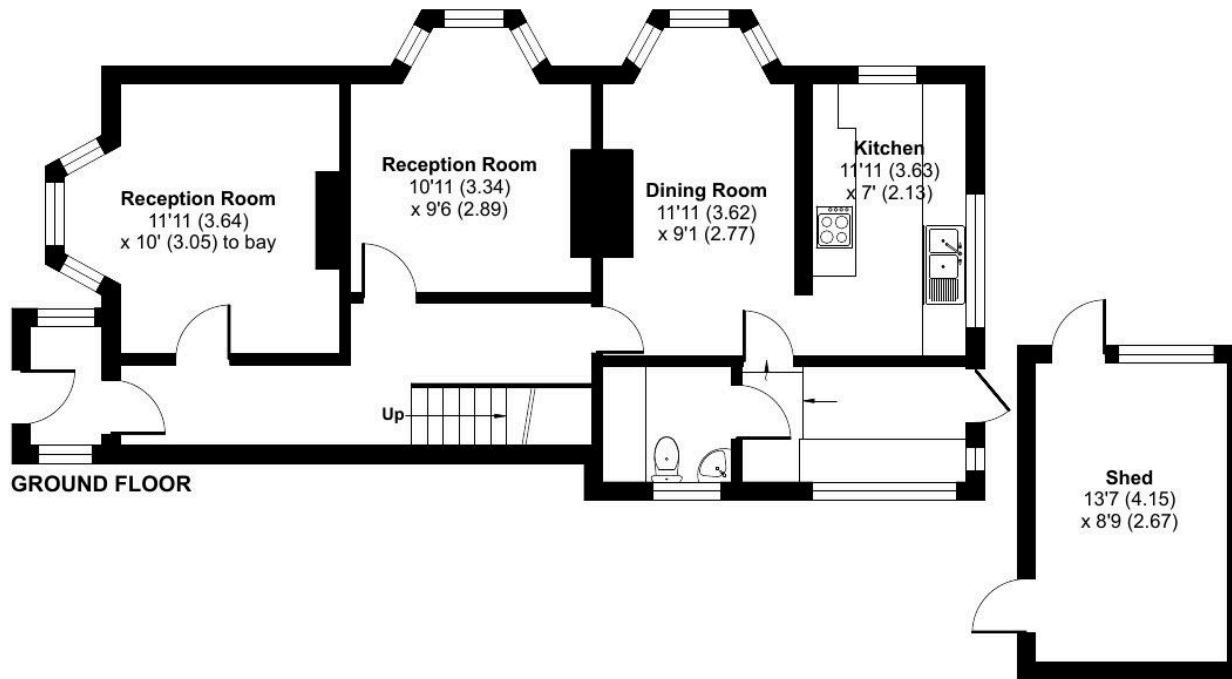
West Hill, Bromyard, HR7

Approximate Area = 1097 sq ft / 101.8 sq m

Outbuilding = 258 sq ft / 23.9 sq m

Total = 1355 sq ft / 125.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1298967



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

andrewgrant.com