



Thayers, Edwyn Ralph, HR7 4LY
Price £525,000

Thayers
Edwyn Ralph

CHAIN FREE - A delightful, country, family home nestled within the desirable rural village of Edwyn Ralph and suitable for those seeking multi-generational living. The property has been well maintained by the current vendors and offers versatile accommodation with adjoining two bedroom annexe or the opportunity to create a five bedroom family home. Further benefits include: solar panels generating income, a conservatory with countryside views, an established vegetable/flower garden with raised beds, double garage and parking for several vehicles on the gated driveway. Viewing is highly recommended to appreciate all that Thayers has to offer.

- SOLAR PANELS
- DETACHED
- RURAL POSITION
- TWO BEDROOM ANNEXE
- POTENTIAL TO CREATE FIVE BEDROOM HOME
- DOUBLE GARAGE
- DRIVEWAY PARKING

Material Information

Price £525,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: C (71)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A	71 C	77 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Situated within the sought after village of Edwyn Ralph, is this light and airy detached family home. The property has accommodation comprising; entrance hall, ground floor WC, living room, kitchen/dining room, conservatory, utility room, landing, five bedrooms, two bathrooms. There is a double garage, generous parking area, two sets of solar panels (owned outright and generating funds back to the Grid), double glazing and oil heating. Viewing is recommended to appreciate this fantastic home and all it has to offer.

Property Description

Welcoming entry to the lovely Thayers is into a light filled entrance hallway with space for decorative furniture to hold coats and shoes. Immediately beyond is a utility room with space for a washing machine and tumble dryer, wall and base units and a door providing access to the rear garden for washing those green fingers or housing dirty wellies. Back into the hallway that leads past the ground floor WC and large under stairs storage cupboards is entry into a bright dual aspect kitchen/diner. There is ample room for central table and chairs, dresser, larger fridge/freezer, a range of wall and base units and seating under the window that benefits from a front aspect enjoying views of the Herefordshire countryside. Conveniently adjoined is the light filled sun room that again overlooks the rural countryside beyond and a fantastic place for enjoying that morning coffee or evening tittle. Alternatively, double doors make a welcoming entry into a well proportioned sitting room with an additional set of doors leading out into the rear garden. Doors could be opened to both the garden and conservatory from here creating a lovely circulation of Summer breeze across the room. However, for those winter months the handsome wood burner makes for cosy TV watching. Off the hallway is a single bedroom with window over the rear garden but could also be used as a study room or home office. The remaining bedrooms within the main house are accessed via the central staircase that is again flooded with light due to the effective placement of a window that illuminates the stairs and landing area above. On this level are two bedrooms housed amongst the eaves. Both bedrooms are good sized doubles with countryside views, plentiful room for wardrobes and drawer sets and one having its own dressing room that could become an en-suite with the necessary arrangements. Both the bedrooms share a generously sized bathroom with circular power shower, basin with vanity housing and an attractive roll top bath, contemporary, vertical towel radiator and window allowing ventilation and light to fill the space. This floor also benefits from having a very useful airing cupboard.

Adjoining the main residence is a two bedroom annexe that would have its own access and suit multi-generational living arrangements but could alternatively be incorporated into the main house creating a substantially sized family home.

The annexe is entered from the front driveway across a private patio area and through double doors that create a welcoming entrance area and also a private, bright sitting opportunity. The stairs are located here to a roof space currently used as a bedroom but due to the placement of a velux window could be a home office or hobby room. Beyond the stairs is access into a second room currently used as a bedroom on ground floor level that conveniently accesses a modern and well equipped bathroom with large shower, WC and basin and a separate kitchen area with sink under a window over looking the rear garden, base and wall units and space for a microwave and other work top electrical items.

Garden

The front garden is mainly laid to lawn with several areas of mature tree and bush planting and enjoys views of the countryside beyond. There is a perfect sunny spot just outside the Sun Room with space for a table and chairs for al fresco dining or simply reading a good book. The rear garden is mainly paved and framed with thoughtfully planted raised beds that would act as a useful vegetable garden. There is space for a garden shed and/or greenhouse.

Garage & Parking

The property benefits from ample off road, driveway parking and a double garage with traffic doors, light and power. There are also stores for storing winter logs.

Services

- Herefordshire Council Tax Band E
- Oil heating
- Sewerage Treatment Plant
- Two sets of solar panels, owned outright and generating funds on energy sold back to the Grid.
- Tenure: Freehold

Location

Edwyn Ralph is a small, rural village North East of Hereford with its own village hall and the church of St Michael. The local council portray it as such: "a rewarding place to live and work having grown only modestly whilst retaining its uniquely tranquil rural character and its rich legacy of historical buildings and monuments, natural habitats, trees and woodlands and expansive vistas from its elevated position". The nearby town of Bromyard (3 miles) provides amenities to include: doctors, dentists, secondary school, eateries, supermarket and shops (to include the renowned Legges of Bromyard). Bredenbury Primary School rated as outstanding by Ofsted in 2008 is 3 miles from the property.

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard --Not available --Not available Unlikely
Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 220 Mbps Good

Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

- Provider Voice Data
- EE Likely Likely
- Three Likely Likely
- O2 Likely Likely
- Vodafone Likely Likely

Source: Ofcom Mobile Checker

Indoor Mobile Coverage

- Provider Voice Data
- EE None None
- Three Limited Limited
- O2 Likely Limited
- Vodafone Limited None

Source: Ofcom Mobile Checker

Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

What3words

What3words:///aunts.sting.liability

DIRECTIONS

Take the A44 Worcester Road out of Leominster and head for Bredenbury. Turn left immediately after Bredenbury Primary School, signposted Edwyn Ralph. Take a left when the road meets the B4214. On arriving in Edwyn Ralph take the left hand turning signposted 'Village Hall' and 'The Crest' and continue past the village hall onto a track and the property can be found on your right.



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