

Laburnum Cottage  
Bromsash









# Laburnam Cottage Bromsash HR9

- A wonderful spacious character cottage • 3 double bedrooms (1 en-suite) •
  - Located in the sought-after village of Bromsash •
- Lovely lounge and dining space with multi-fuel burner • Downstairs W.C. •
  - Fabulous open plan kitchen with feature Island and lounge area •
  - Family bathroom with separate shower cubicle • Cellar •
- Large detached garage • Private gardens and terraced area •
  - Off road parking for 4 cars •

## A wonderful spacious character cottage in the village of Bromsash

**In summary**, a wonderful spacious semi-detached character cottage with 3 double bedrooms (1 en-suite), family bathroom, large lounge & dining space, open plan kitchen with feature island, cellar, garage, parking for 4 cars, private gardens & terraced areas in the sought after village of Bromsash in Herefordshire, a short drive from Ross-on-Wye.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside England has to offer.

**Vendors' comments** *"I fell in love with Laburnum Cottage the moment I saw it; the character with black beams, multi fuel burner and the lovely big kitchen with a large island. I enjoyed the garden with its little winding paths and also being private. A quiet area with nice views.*

*I am very sad to leave it but due to ill health I have to leave it for someone else to enjoy as much as I have."*

This **wonderful semi-detached family home** has private off road gated parking and detached garage.

The property enjoys oil central heating with lovely private gardens and terraced areas.

The **entrance porch** welcomes you into this very special home directly into the **lounge and dining space** which gives you a sense of the character of this beautiful home with the wooden beams and rustic stone fireplace with a multi-fuel burner. There are two large windows looking out to the front garden, and space for a large dining table and chairs ideal for those special family get togethers. A hatch on the floor gives you access down to the large **cellar**. The staircase leads you up to the bedrooms and bathroom on the first floor, and there is direct access to the kitchen.

The **open plan kitchen and lounge area** is a spacious room with blue shaker style kitchen units and black worktop. A large island features centre stage of this large room. There is a RangeMaster double oven with LPG gas hob and plenty of storage space. The combi-boiler is housed here. The lounge area has room for any seating, and could be utilised as a dining room. There are three windows attracting lots of natural light, and wooden flooring. The **W.C.** is positioned off the

lounge area. There is access directly out to the garden terrace via a kitchen door.

The **landing** on the first floor guides you to the three bedrooms and family bathroom.

**Bedroom 1** is a wonderful double bedroom. This spacious room has two large window that looks out to the front of the house. The floor is carpeted and there is enough space for a wardrobe and chest of drawers.

The **family bathroom** is located off the landing. This room has a white bathroom suite with a separate modern shower cubicle and integrated shower, tiled flooring and a built-in under sink cupboard for storage and a radiator.

**Bedroom 2** is looks out to the front of the house. This double bedroom enjoys lots of natural light and high ceilings. The floor is carpeted.

The **Primary bedroom** is situated to the rear of the house. This large double bedroom has a built-in cupboard, two large windows to enjoy the wonderful



views, carpeted floors and benefits from an en-suite shower room with an integrated shower, white toilet and basin and tiled flooring.

The **private parking** is positioned off the road and sits in front the house with direct access to the gardens and the **detached garage**. There is enough space for up to four cars. and the garage is large enough for a good size car.

The **garden & terrace** are at the front and side of the cottage. There is a pond to the front with a lawned area, and terrace. To the side is a large decked terrace and matured gardens leading to the detached garage.

**Building:** Built originally approx. 1500s.

**Sq ft size:** 1450 approx sq ft (excluding cellar & garage)

**Broadband connectivity:** Full Fibre.

**Mobile coverage:** 4G / 5G voice & data.

**Council Tax:** D.

**Tenure:** Freehold.

**Additional:**

Oil central heating / LPG Gas Hob.

Large detached garage.

Cellar space - opportunity to convert.





## LOCATION:

**Perfectly situated in the sought-after village of Bromsash, Herefordshire.**

The beautiful village of Bromsash is situated in the county of Herefordshire which is home to some of the finest countryside in England. The location is 3.5 miles east of Ross-on-Wye.

The village is perfectly situated to access many major towns and cities. A short drive from Ledbury, Great Malvern and the city of Hereford and easy accessible to Worcester, Gloucester, Cheltenham, Bristol, Birmingham, Cardiff with the M50 close by.

The location is perfect for those who enjoy the countryside and all that nature offers as well as being commutable to many popular locations.

Bromsash is moments from South Hereford Golf Club.

LEDBURY - 12.3 MILES  
HEREFORD - 15.4 MILES  
CLOUCESTER - 14.3 MILES  
CHELTENHAM - 21.7 MILES  
LEOMINSTER - 30 MILES  
WORCESTER - 33 MILES  
BIRMINGHAM - 60 MILES

All distances are approximate































































































































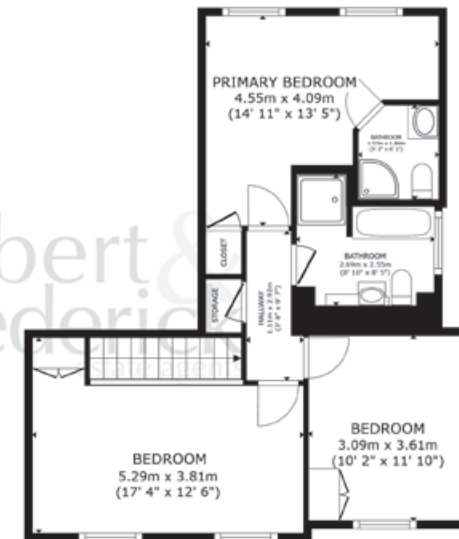
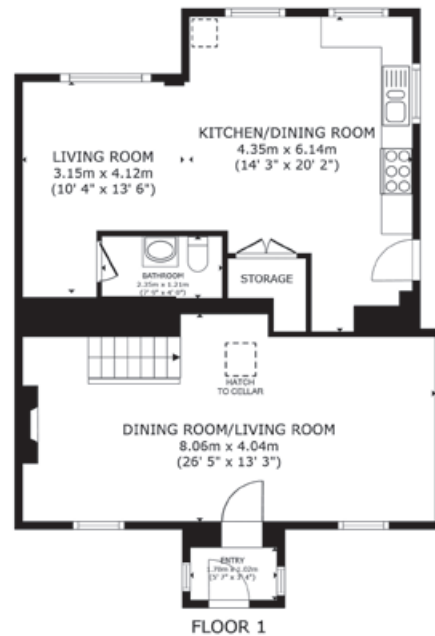


t: 01594 546776  
m: 07747 456069  
e: hello@albertandfrederick.com  
w: albertandfrederick.com  
s: @albandfrederick



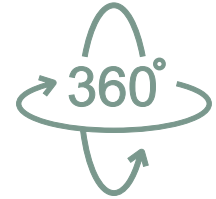
LABURNAM COTTAGE,  
BROMSASH,  
HEREFORDSHIRE.  
HR9 7PN

**Guide Price £400,000**



GROSS INTERNAL AREA  
FLOOR 1 74.9 m² (807 sq. ft.) FLOOR 2 59.8 m² (644 sq. ft.)  
TOTAL : 134.7 m² (1,450 sq. ft.) EXCLUDING CELLAR & GARAGE  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



VIRTUAL TOUR  
CLICK HERE



If you require this document in an alternative format, please contact Albert & Frederick on Tel: 01594 546776. IMPORTANT NOTICE: Albert & Frederick, their client and any joint agents give notice that: A. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. B. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Albert & Frederick have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs and details February 2025.



Albert &  
Frederick  
estate agents