



The Nodens
Bromyard
Herefordshire

G HERBERT
BANKS

The Nodens
80 Old Road
Bromyard
Herefordshire
HR7 4BQ

A charming detached Listed cottage requiring modernisation.

Entrance Porch, Sitting Room, Dining Room, Long Galley Kitchen, Shower Room.

2 Bedrooms.

Detached Outbuilding with Garage and Room Over.

In All About 934 sq.ft.

Glorious Gardens.

Parking.

Situation

The Nodens is situated in a popular residential area within walking distance of the town centre. The Kempson Players Recreation Ground lies to one side of the property.

Bromyard is an historic market town which provides a range of amenities including both junior and senior schools, a supermarket, independent shops, pubs and bars, leisure centre, doctor's surgery, dentist, veterinary surgeries and a theatre. The wonderful Bromyard Downs and adjoining Brockhampton Estate provide many fabulous walking and leisure opportunities.

The property is very well-placed for the cathedral cities of Hereford and Worcester together with Malvern, Ledbury and Leominster.

There are railway stations at Worcester and Hereford.

Description

The Nodens is a picturesque Grade II Listed detached period cottage. It has been in the same family ownership since the late 1960's and is a much-cherished home. The accommodation is in need of modernisation and upgrading.

The property is approached by an entrance porch leading to the sitting room with timbered ceiling and gas fire. There is a separate small dining room with staircase to first floor and cupboard.

Leading off the dining room is the long galley kitchen with wall and floor mounted cupboards and stainless-steel sink unit. Beyond this is the shower room including a good-sized corner shower with Mira shower.



The first floor provides 2 double bedrooms with exposed timbers and 1 with exposed floorboards.

Outside

There is a very interesting, detached garage building with room over which is actually number 78 Old Road. This building provides potential for conversion into ancillary accommodation, subject to the appropriate planning consents.

The garage is fronted by a parking area suitable for a single motor vehicle.

Lovely Mature Gardens

The charming and well-maintained gardens are a very impressive feature of The Nodens.

Situated to one side of the property is a small courtyard area with shed and timber gate to the front. A flight of steps with

cold water tap lead to the raised good sized cottage gardens. These provide shaped lawned areas with wonderfully stocked shrubbery and plant borders providing a fabulous splash of colour.

The top part of this garden enjoys a fine aspect towards the Bromyard Downs. There is a useful timber summerhouse and separate timber shed.

General Information

Services

Mains water, electricity, gas and drainage. Night storage heating.

Local Authority

Herefordshire Council Tel: 01432 260500

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

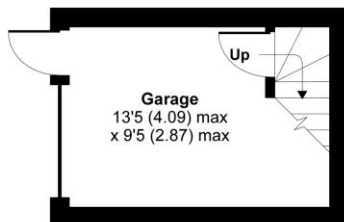
From Worcester take the A44 signposted to Bromyard and Leominster. Proceed into Bromyard town centre and at the top of the high street, opposite the Leisure Centre, turn left into Old Road. Continue up Old Road before locating the property ahead on your right-hand side as identified by the Agents for sale board.



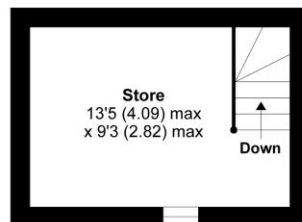
Old Road, Bromyard, HR7

Approximate Area = 934 sq ft / 86.7 sq m (includes garage)

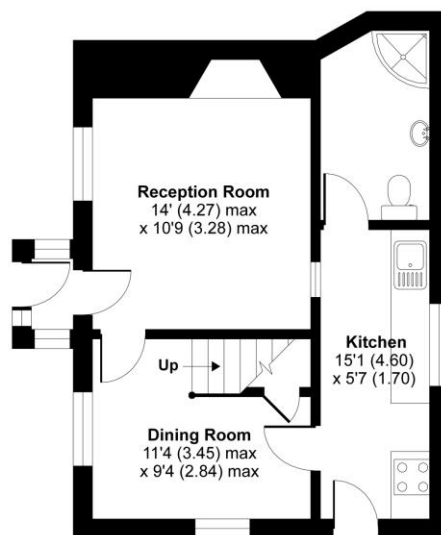
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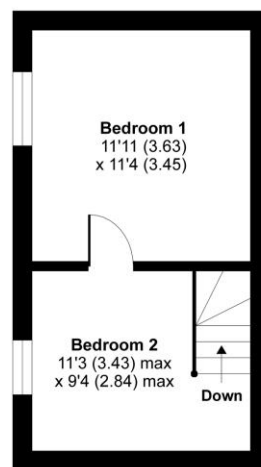
GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for G Herbert Banks LLP. REF: 727611



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