



Three Elms, Little Cowarne, Bromyard, HR7 4RQ
Guide Price £675,000

Three Elms Little Cowarne Bromyard

A STUNNING DETACHED COTTAGE IN THE HEART OF HEREFORDSHIRE COUNTRYSIDE WITH AMPLE PARKING AND A HALF ACRE Paddock.

Come and view this beautifully presented four double bedroom detached Grade II Listed Cottage. Set in a village location, the property also benefits from spacious and flexible living space, exposed beams, detached double garage, ample driveway parking, good sized gardens and a half acre paddock.

THIS PROPERTY MUST BE VIEWED IN PERSON TO FULLY APPRECIATE ALL THAT IS ON OFFER, CALL 01432 266007 TO BOOK YOUR VIEWING AND AVOID MISSING OUT.

- Detached Grade II Listed Character Cottage
- 4 Double Bedrooms
- 3 Reception Rooms
- Family Bathroom plus 2 Shower Rooms
- Detached Double Garage
- Ample Drive Way Parking
- Good Sized Gardens & A Half Acre Paddock
- Sought After Countryside Location

Material Information

Guide Price £675,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: (null)

For more material information visit www.cobbamos.com

Energy Performance Certificate not required on Listed Buildings

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

This home offers you village life, with a good community around you and a popular Public House for those cosy nights. The accommodation comprises a snug that can be used as a ground floor bedroom, downstairs shower room, inner hallway, open plan sitting and dining room separated by vertical exposed beams, kitchen with snug/breakfast room, utility room, four double bedrooms, one currently used as a home office, family bathroom and a separate upstairs shower room.

Property Description

You have the choice of three doors to take you in to this property, one of which is a stable style door leading in to the kitchen which offers ample cupboards and worktop space, range style cooker and American style fridge freezer. The kitchen is open in to a snug but this could also be an area for a breakfast table, and a door from the kitchen takes you in to the utility room with again lots of cupboard storage and space for washing machine, dishwasher and tumble dryer. The front door of the cottage takes you in to the original part of the property which is the spacious Living and Dining room, that is separated by exposed vertical beams, fireplaces at either end with wood burning stoves inset. The door our Vendors currently use the most takes you in to another snug which has in the past been used as a ground floor bedroom as it's got a very handy shower room next to it which has a large shower, toilet and wash hand basin. Stairs to the first floor go from the inner hallway and have an under stairs storage cupboard.

From the first floor landing you can access all four double bedrooms, one is currently set up as a home office, one with fitted wardrobes and storage cupboards above and another with two double wardrobes. there is also a shower room with corner shower and family bathroom with a freestanding slipper bath, toilet and wash hand basin.

Gardens, Paddock & Parking

The gardens are to the front and either side of the property and there is access to the rear for ease regarding any maintenance needs. The gardens are predominately laid to lawn with well established flower and shrub borders, tress inset, a wildlife pond and two terraces, which provide a perfect spot to enjoy some alfresco dining or gin and tonic. A path runs along the front of the property to a gate on to the road through the village and this is the easiest route to take you to the village pub.

Metal gates lead you on to the driveway where there is parking for six or seven cars, there is a detached double garage with two sets of double doors to the front, power and light. Also in and around this part of the property you have a wood store, space for the bins, a greenhouse and shed.

The paddock is access via a five bar wooden gate and offers additional land of about half an acre and could be utilised for animal grazing, a pony, plenty of vegetable growing or planting for fruit trees.

Location

Little Cowarne is a small rural village nestled in the Herefordshire countyside, ideal for walking, cycling and riding. There is a public house, The Three Horseshoes, which has become the heart of the community and serves good food, and the nearby town of Bromyard provides access to further facilities including, doctors, dentists, and shops. The neighbouring village of Burley Gate has a shop/post office and further amenities can be found in Leominster and Hereford, each approximately 12 miles away. Convenient access to the A417, M50 and M5.

Services

Mains electricity and water, oil fired central heating (new boiler June 2023) and drainage to a private septic tank.

Herefordshire Council Tax Band - D

Tenure - Freehold

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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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions

Leave Hereford via the A465 Aylestone Hill and at the roundabout take the third exit onto the A4103 Worcester Road. Bear left onto the A465 towards Bromyard and at the Burley Gate roundabout continue straight to stay on A465, after about a mile or so turn left signposted Little Cowarne, on entering the village look for the stone wall on your right hand side, with Three Elms and turn here to access the driveway.

