



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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On the popular Bromyard Downs in an 'away from it all' setting surrounded by its own land and mature trees. Approx. 1.25 miles Bromyard, 15 Hereford and Worcester.

A Period Detached Character Stone House with Oil Fired Central Heating, uPVC Frame Double Glazing, Inglenook and Large Conservatory. Garden, Stables and Paddocks - IN ALL ABOUT 1.3 ACRES.

**THE FOX
NORTON, BROMYARD DOWNS
BROMYARD
HR7 4QP**



Porch, Hall, 27' Sitting/Dining Room, 15' Conservatory, Kitchen, Side Hall, Utility, Cloakroom, Integral Garden Store, Three Bedrooms, Two Bathrooms, Drive, Garage, Stable Block and Three Paddocks. EPC - F

Offers over £650,000

NEW PRICE

The Fox, Norton, Bromyard Downs, BROMYARD HR7 4QP

THE FOX



is a unique property in its 'away from it all' setting surrounded by hedges and a wealth of mature trees. It is on the popular picturesque, Bromyard Downs with its many walks through 280 acres of common land having spectacular views of the Frome Valley to The Black Mountains and Malvern Hills. Despite its private setting, it is just 1.25 miles from Bromyard with all its amenities. Approx. 15 miles Hereford and Worcester, 12 Malvern and 16 the M5.

The period stone house is surrounded by its own level pasture land and is approached off a by-road by a short stoned roadway to the entrance gate. The house has period features including an inglenook fireplace in the sitting room and exposed timbers in a number of rooms. The good-sized conservatory looks over the front paddock to its silvan backdrop. It has full oil fired central heating to radiators, uPVC frame double glazed windows and external doors with leaded light lattice style panes, fitted carpets and kitchen.

Outside there is a tarmac drive, turning and parking area, garage, south facing garden, stables area and three well-maintained paddocks. **IN ALL ABOUT 1.3 ACRES**

The accommodation, with approximate measures, comprises:-

PORCH of timber uprights on low stone walls and tiled roof to the panel glazed front door to

L-SHAPED RECEPTION HALL (13'0" x 10'9" max. meas)



Radiator, exposed ceiling timbers, inset ceiling lights, window to rear, cupboard under stairs and door to

CLOAKROOM WC, hand basin with tiled splashback, radiator and window.

Archway from hall to

PASSAGE/UTILITY (8'7" x 6'2") Base unit of cupboard, space for washing machine, work surface with tiled splashback, inset circular stainless steel sink and mixer tap. Large airing cupboard with insulated hot water cylinder and shelving. Grant oil fired boiler, radiator and window to rear. Door to

REAR HALL/BREAKFAST ROOM (9'8" x 9'0")



with radiator, corner seating, three doors to large white painted cloaks cupboard, inset ceiling lights, window with quarry tiled sill to rear paddock, part glazed uPVC frame door to rear path.

SITTING ROOM/DINING ROOM (27'2" x 10'11" max. meas)



This feature room has exposed ceiling timbers, west and south facing window.

THE SITTING AREA



Original inglenook fireplace with stone hearth, brick sides and oak beam over housing a wood burning stove. Radiator, two wall light fittings, window with wide sill overlooking the front paddock.

THE DINING AREA



Radiator, two wall light fittings, exposed upright timber, window to conservatory and window to side (south) with seat. A stable door with glazing to the south facing

CONSERVATORY (15'3" x 11'5")



of uPVC double glazed frame on low stone wall, leaded upper lights and oblique box profile roof. Radiator, power points and fan light. This room is west and south facing looking over the front paddock to a silvan backdrop.

Arched opening from the side hall to

KITCHEN (10'2" x 8'6")



Range of base and wall units with white fronts of cupboards and drawers, integral eye level double oven, integral fridge/freezer, work surfaces with tiled splashback, inset double sink with swan neck mixer tap, inset four-ring hob with splashback and chimney style extractor over. Radiator, inset ceiling lights, wide window to side (south) and window to rear both with tiled sills and exposed timbers over.

A staircase from the hall, with window to one side, leads to a

LANDING with radiator and Velux roof light. Doors to

BEDROOM 1 (14'0" x 9'5" into restricted height)



This room has a wealth of exposed ceiling timbers and a frame. White painted stone walls, radiator, inset cupboard and wardrobe of shelves and hanging rail. Three windows taking advantage of the lovely outlook.

BATHROOM (11'8" x 5'11" max.)



White suite of panelled bath with tiling over, hand basin with tiled splashback, WC. Tiled shelf, Linolite shaving light, radiator, extractor, inset ceiling lights and two windows.

Stairs from the sitting room/dining room to spacious

LANDING



with radiator, exposed timber, access to loft space and west facing window. Brace and ledge doors to

BEDROOM 2 (12'9" x 10'8")



with exposed ceiling timbers, radiator, large unit in cream with four doors with glazed upper frames and curtains to wardrobes of hanging rails and shelves, central wardrobe with three drawers under, matching dressing table and unit of drawers. Three wall light fittings, west facing window with wide sill.

BEDROOM 3 (9'10" x 8'4")



Radiator, two exposed ceiling timbers, four wall light fittings, corner shelf, two windows to paddocks.

SHOWER ROOM



White suite of hand basin, WC and double shower with glazed sliding door, wet board walls, safety handles and Treton Coral electric unit. Vinyl floor, inset ceiling lights, small cabinet, two windows with wide sills.

INTEGRAL WORKSHOP/GARDEN STORE (13'4" x 8'11") which is approached off the drive to the front of the house by a heavy door. Concrete floor, light, power points, painted stone walls, inset shelves and uPVC frame lattice style double glazed window. Ideal for bringing into the accommodation.

OUTSIDE

The property is approached off the by-road to a short stone track leading to an entrance gate mounted on two stone pillars.

TARMAC DRIVE/PARKING/TURNING AREA This is bounded by rail fencing and leads to the porch, front of house and to

WEATHER BOARD CLAD GARAGE (18'1" x 10'5") with up and over door, side door, concrete floor, two side windows, light, power points, shelving and workbench.

To the front, side and rear there are crazy paved paths with some stone retaining walling.

THE GARDEN



This is to the south of the house bounded by railed fences and down to lawn with a central feature stone edged pond. Brick edged concrete patio, timber garden shed and wicket gate to Bromyard Downs. Opening through rail fence to the side paddock suitable for use as a garden extension.

THE STABLES AREA



This is bounded by rail fences and approached by 12ft gate from the drive with a concrete path and standing area. There are three separate timber frame loose boxes, more suited to ponies, each having stable doors and concrete floors.

LOOSE BOX 1 (11'2" x 7'3") with window.

LOOSE BOX 2 (9'6" x 9'5") with window and joining tack room (9'6" x 5'9") with door and window.

LOOSE BOX 3 (11'4" x 11'4") with window.



THE LAND



This surrounds the house being level, all down to grass and bounded by hedges and mature trees for complete privacy. It is divided into three paddocks having gates from either the stables, garden or the tarmac drive.

PLAN

A plan of the property is attached.

SERVICES

Mains electricity and water. Private drainage.

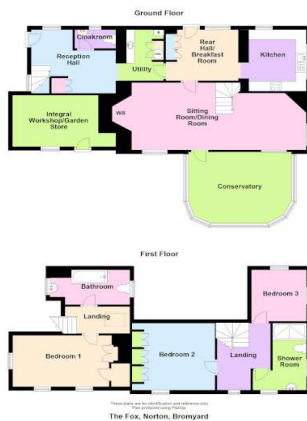
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DIRECTIONS

From Bromyard take the B4203 Stourport road. After about one mile, and on the Bromyard Downs, turn right signed 'Bromyard Downs'. After about 0.2 of a mile turn right onto a stone track and the gate to the property is on the left.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003360

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.