



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated south facing position on the edge of a popular village joining a no through lane set amidst east Herefordshire countryside. Approx. 3 miles Bromyard.

A Spacious Detached Three-Bedroom Bungalow with uPVC Double Glazing, LPG Central Heating, Solar Panels and Large Garage Set In Attractive Mature Gardens and Copse of Oak Trees – In All Over 1.25 Acres.

**KENDAL
THE CREST, EDWYN RALPH
BROMYARD
HR7 4LY**



Comprising

Porch, Hall, 23' Kitchen/Diner, Utility, 18' Lounge, Three Bedrooms, Shower Room, Attached Garage/Workshop, Large Attractive Gardens, Workshop/Wainhouse, Polytunnel and Copse Area of Oaks. EPC – D

Offers in the region of £475,000

Kendal, The Crest, Edwyn Ralph, BROMYARD HR7 4LY

KENDAL is a detached bungalow bounded by hedges for privacy and set in over 1.25 acres of mature gardens with pond and a copse of oak trees.

It is in an elevated south facing position approached off a no through lane on the edge of the popular village of Edwyn Ralph which has its own historic church and a village hall. The village is set amidst the beautiful east Herefordshire countryside about 3 miles from Bromyard with all its amenities. Approx. 9 miles Tenbury Wells, 16 Hereford, 17 Worcester and 18 the M5.

The spacious detached bungalow has uPVC frame double glazed windows and external doors, LPG central heating from a combi-boiler to radiators with thermostats, fitted carpets unless otherwise stated, 23ft kitchen/dining room with fitted units, modern shower/wet room and an 18' lounge looking over the lovely garden. On the roof there are 15 solar panels installed in 2011. Attached large garage/workshop with WC, polytunnel and a workshop/wainhouse style building.

On the west side of the property there is a copse of oak trees with walkways.

The accommodation, with approximate measurements, comprises:-

PORCH (6'7" x 6'4" max. meas.)



with oak frame double glazed windows and front door to ceramic tile floor, uPVC frame glazed door with side panel to

L-SHAPED HALL Four inset ceiling lights, central heating thermostat, radiator.

KITCHEN/DINING ROOM (22'11" x 10'6" incl. cupboards)

The Dining Area



Radiator, tile style vinyl floor, plate rack, window to front, access to a pull down aluminium ladder to part boarded and insulated loft space.

The Kitchen Area



Range of cream gloss fronted cupboards, drawers and peninsular unit, eye level double oven, space and plumbing for washing machine, work surfaces with tiled splashback, inset 1.5 bowl stainless steel sink and swan neck mixer tap, inset four-ring gas hob. Vinyl floor, radiator, wide window to front, three built in cupboards with shelves.

AIRING CUPBOARD with Baxi wall mounted Calor gas boiler and shelves.

UTILITY ROOM (12'2" x 6'9") Brick floor, radiator, windows to two sides overlooking the garden, door to front.

LOUNGE (18'8" x 9'2")



A light room taking advantage of the lovely views over the attractive garden to a silvan backdrop. Laminate floor, wide radiator, cornice,



window to side and wide picture window to garden.

BEDROOM 1 (14'4" x 9'2")



Radiator, ornate ceiling light fitting, window to rear garden.

BEDROOM 2 (11'11" x 9'2")



Radiator, ornate ceiling light fitting, window to rear garden.

BEDROOM 3 (10'6" x 7'11") Radiator, shelves and window to front.

SHOWER ROOM/WET ROOM (8'7" x 5'5")



White suite of large walk-in kidney-shaped shower with glazed front, wet board walls, seat, hand rails and Mira Vic electric unit, hand basin on a vanity unit with mixer taps and wet board backing, WC with concealed cistern in a white gloss unit with cupboards to side. Radiator, medicine cabinet and window.

ADJOINING GARAGE (18'10" x 17'8" overall) Wide up and over door, concrete floor, light, power points, base and wall units with worktop and inset sink, window to rear, door to

WC with hand basin and Triton water heater, quarry tile floor with drain.

OUTSIDE

The road frontage has a high trimmed, mainly laurel, hedge for privacy and metal entrance gate to the

LARGE CHIPPING DRIVE/PARKING AREA To the south side of this there is a high fir hedge and wide border of numerous flowering and ornamental shrubs. Access to the garage and

GARDENS

These are very attractive and mature being mainly to the sides and rear. On the east side there is a wild grass area with fruit trees, shrubs and mown paths.



To the rear there is a full width concrete path, shaped lawn and wide border of numerous trees and shrubs. Along the rear boundary there is a hedge for privacy and a silvan backdrop.



To the west side there is a concrete patio, paved paths, a circular paved feature, apple tree and a border separating the woodland area.

The garden has numerous ornamental and flowering shrubs and unusual plants including bee orchid, early purple orchid, bluebells, celandine, stitchwort, wood anemone, foxgloves, snake's-heads fritillary and wood aven.

From the drive a grassed and chipping roadway leads to the

LOWER GARDEN AREA



of six oak trees, birch tree, lawn with wild grass areas and



a pond with lilies and other interesting plants. Dog kennel.

LARGE POLYTUNNEL

A timber and stone **BUILDING** with electric supply comprising

ENCLOSED WORKSHOP (17'3" x 15'6")



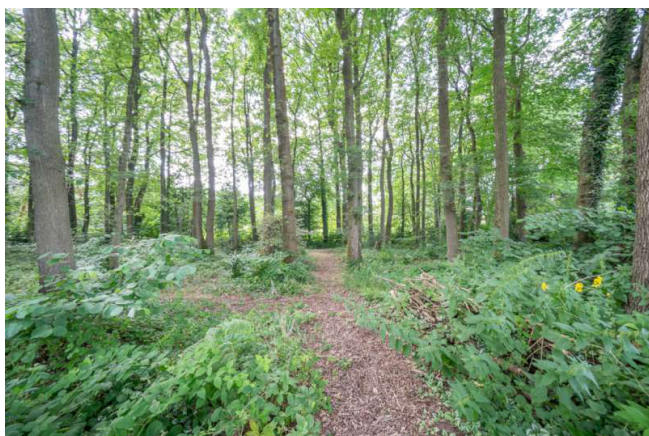
Concrete floor, base units with sink, wood burning stove and windows on three sides. Glass doors to

OPEN FRONTED WAINHOUSE STYLE BUILDING (27'5" x 16'9") Water tap.

To the west side of the property there is an attractive

COPSE AREA





of numerous oak trees interspersed by paths.

IN ALL OVER 1.25 ACREAS

SERVICES

Mains electricity, water and drainage. LPG heating.
N. B. The water runs to the polytunnel and workshop.

SOLAR PANELS

In 2011 fifteen solar panels were added to the south facing roof and the electricity produced feeds into the bungalow supply with the excess feeding into the grid for which a payment is made.

COUNCIL TAX BAND - C

DIRECTIONS

From Bromyard take the B4214 Tenbury Wells road. After approx. 3 miles and in the village turn left into Wood Lane. The property is on the left-hand side – see Agent's 'For Sale' board.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003375

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.