



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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Facing Broad Street and the Picturesque Market Square in a Prime Town Centre Position with Views from the Rear to the Open Fields of the Frome Valley.

A Character Period Grade II Listed Property with 'Olde Worlde' Frontage and Internal Features Comprising a Double Fronted Shop with Spacious Residential Accommodation to the Rear as Above. Gas Fired Central Heating, Exposed Timbers and Inglenook.

**46 BROAD STREET  
BROMYARD  
HR7 4BS**



*Comprising*

Front Shop and Office About 235 Sq Ft. Residential Accommodation of Sitting Room with Inglenook, Landing, Lounge, Kitchen/Dining Room, Second Floor Two Bedrooms and Bathroom. Cellar. Enclosed Rear Garden.

**Offers in the region of £210,000**

## 46 Broad Street, BROMYARD HR7 4BS

**46 BROAD STREET** is a Grade II Listed period building with brick façade and stone under a tiled roof. It has character 'olde worlde' accommodation including exposed ceiling timbers, oak doors, panelling in some rooms, sash windows to front and a feature inglenook fireplace.

The shop front has remained unchanged for decades being noted for its windows and the clock above the entrance. The more modern features include mains gas fired central heating from a combi-boiler to radiators and a fitted kitchen.



The property is in a prime town centre position facing Broad Street and the picturesque Market Square. To the rear there is a south facing enclosed garden. All the rear windows face south and have lovely views to the Frome Valley.

The accommodation, with approximate measurements, comprises:-

### THE SHOP



This is double fronted and faces Broad Street and Market Square in the centre of Bromyard. This 'olde worlde' shop comprises:-

**INSET ENTRANCE** with stone step and tessellated tile floor, feature clock over and half glazed door to shop.

**DEED DISPLAY WINDOWS** each side of entrance

**FRONT SHOP** (18'2" wide x 10'4" deep) with high ceiling, radiator, period unit of cupboards with glass fronted cabinet over, door, counter and glazed front to

**INNER OFFICE** (8'0" x 6'0") with shelves, counter and a safe.

A short passage leads to

### THE RESIDENTIAL ACCOMMODATION

## **SITTING ROOM (18'10" x 13'1")**



This interesting room has a high ceiling with south facing window and door to the garden. Magnificent inglenook style fireplace with sway, brick and tile sides surrounded by a timber arch, panelling and shelf. To the left of the fireplace door to built-in cupboard of shelves, to the right of the fireplace a door leads to a cloakroom. Exposed board floor, two radiators, inset shelf, picture rail, exposed ceiling timbers, door to cellar, window with wooden seat under and view to open fields, door to garden.

**CLOAKROOM** WC, hand basin, extractor and window.

A door from the sitting room to exposed board stairs and spacious

**LANDING** Exposed board floor, door and window to

**L-SHAPED LOUNGE (18'8" x 18'0")**



Exposed board floor, two radiators, corner brick fireplace, picture rail, exposed ceiling timbers, two sash windows facing Market Square with wood seats under.

**KITCHEN/DINING ROOM (15'1" x 13'0")**



Stone fireplace surround with Victoria style grate, range of base and wall units of cupboards and drawers, integral oven, work surface with tiled splashback, inset 1.5 bowl stainless steel sink and mixer tap, inset four-ring gas hob. Exposed board floor, radiator, picture rail, exposed ceiling timbers,





uPVC double glazed window with wooden seat under and lovely views to the Frome Valley. Door through oak panelling to

**UTILITY** Plumbing for washing machine, mains gas boiler, WC, basin and window. Stairs from the landing with period handrail to

## **SECOND FLOOR LANDING**



with feature exposed heavy timber.

**BEDROOM 1** (18'0" x 10'0") Radiator and sash window to Market Square.

**BEDROOM 2** (15'0" x 14'10")



Victorian style fireplace, two walk-in cupboards, radiator, exposed ceiling timbers,





uPVC double glazed window with magnificent views over the Frome Valley.

## **SHOWER ROOM**



Glazed sliding door to shower with wet board walls. Hand basin with mixer tap, splashback and medicine cabinet over, vinyl floor, ladder style towel rail.

**SEPARATE WC** with extractor.

**CELLAR** under part from a door in the sitting room.

## **REAR GARDEN**



This is south facing with view through to open fields being bounded by brick walls for privacy. Stone crazy paved patio and path, lawn and shrubs.

## **SERVICES**

Mains electricity, gas, water and drainage.

**COUNCIL TAX BAND - FLAT - B**

**RATEABLE VALUE - Business Area**

## **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

***Ref.*** BB003376

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.