



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Within close level walking distance of the town centre, and all its amenities, including the Conquest Theatre and community centre.

A Substantial Character Grade II Listed Seven-Bedroom Georgian Fronted Town House with Sash Windows, Fine Oak Staircase, Mains Gas Fired Central Heating, AGA and Large Dry Cellar.

**THE TAN HOUSE
9 PUMP STREET
BROMYARD
HR7 4BX**



Comprising

Reception Hall, 17' Drawing Room, 16' Dining Room, Sitting Room, Rear Hall, Kitchen, Utility, Shower Room, Sauna, Landing, Three Bedrooms, Dressing Room, Bathroom, 2nd Floor Landing, Four Bedrooms, Shower Room, Extensive Dry Cellar with Games Room, Attractive Rear Garden Bounded by Brick Wall, Parking Spaces.

Offers in the region of £525,000

The Tan House, 9 Pump Street, BROMYARD HR7 4BX

THE TAN HOUSE is a substantial character Grade II Listed town house close to the town centre and all its amenities. It has an attractive Georgian frontage with parts of the house reputedly dating back to 1600s. The house has a fine oak staircase, sash windows, exposed oak boards to the landings and dining room, mains gas fired central heating to radiators with thermostats, AGA, sauna and a large dry cellar with games room. To the rear there is an attractive garden bounded by a brick wall and car parking.

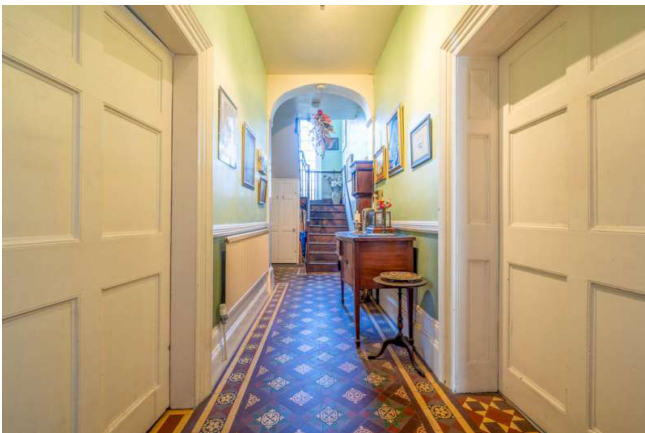
The spacious accommodation, with approximate measurements, comprises:-

Arched entrance to a wide front door and the

RECEPTION HALL



with tessellated tile floor,



dado rail, radiator, arch, spotlight track.

DRAWING ROOM (16'4" x 17'1 max.)



Feature marble surround open fireplace with tiled inset and hearth. Each side of the chimney breast there are arched openings, two radiators, ornate cornice, large sash window to front. Part glazed door to side hall.

DINING ROOM (16'9" x 15'7")



Feature marble fireplace with tiled hearth and opening housing a log burning stove. Exposed oak board floor, two radiators, ornate cornice, ceiling rose, large sash window to front.

SITTING ROOM (16'5" x 10'8" plus large bay window)



Radiator, inset shelves, two inset cupboards, exposed ceiling timber, wide sash bay windows to the rear garden. Door and three steps to

REAR HALL with tiled floor, part glazed stable door with side windows to rear garden. Wide arch to

SIDE HALL with radiator, large built-in cupboards, door to drawing room and door to the front of the house.

Opening from rear hall to

KITCHEN (12'9" x 9'0")



Arched inset with dark green gas fired power flu AGA and shelves each side. Base and wall units in cream of cupboards and drawers, space for dishwasher, work surface with tiled splashback, inset stainless steel 1.5 bowl sink, breakfast bar. Vinyl tiled floor, radiator, inset ceiling lights, window to rear garden.

Door from hall to

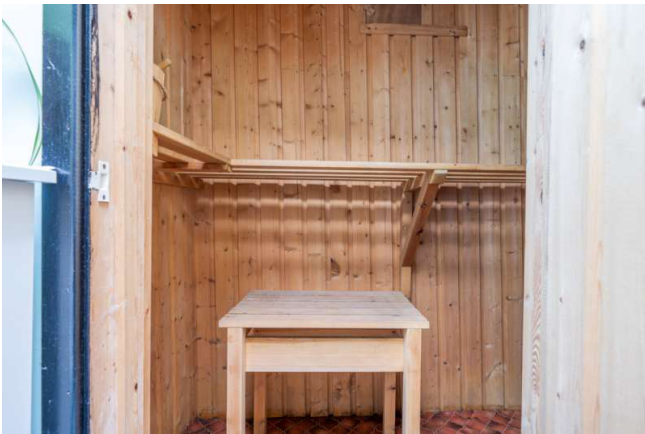
UTILITY ROOM (12'2" x 5'0" max.) Ceramic tile floor, work surface, radiator, plumbing for washing machine, part tiled walls, window, door to

SHOWER ROOM

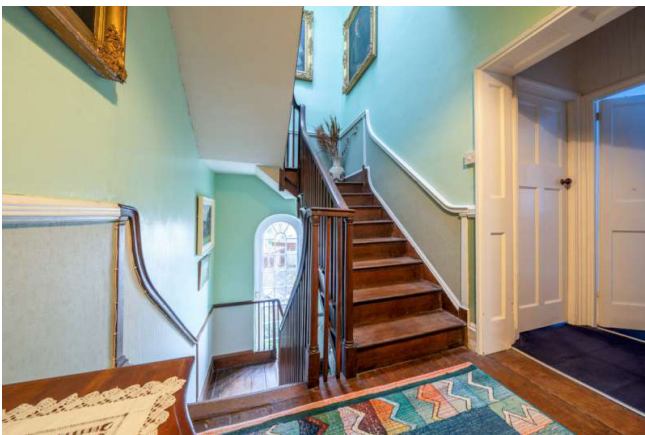


with WC, bidet and hand basin with tiled splashback. Ladder towel rail, radiator, exposed stone wall, Velux roof light, glazed door to tiled shower with rainwater head and handheld head. Door to

SAUNA



with pine board walls and seating.



From the hall a fine oak staircase with arched sash window to

LANDING with exposed oak board floor, dado rail, radiator, arch and doors to

BEDROOM 1 (16'4" x 17'1")



Two radiators, sash window to front, door to large built-in wardrobe/linen cupboard, door to

DRESSING ROOM (11'9" x 9'10") Radiator, sash window to front and door to landing.

BEDROOM 2 (15'11" x 11'11")



Radiator, sash window to front.

Short passage to

BEDROOM 3 (L-shaped 12'4" x 9'10" max. meas.) Radiator, sash window with southerly aspect.

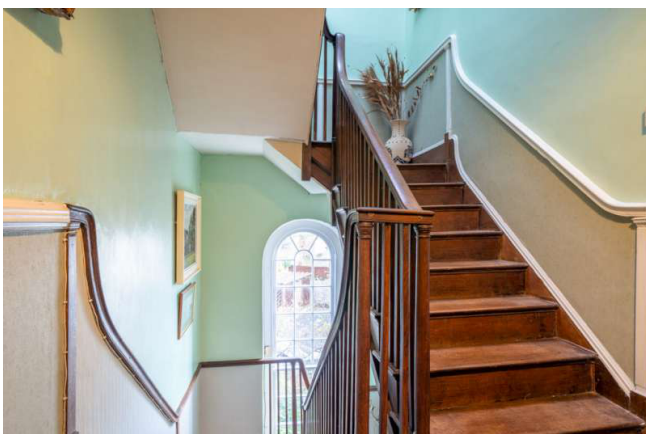
BATHROOM



White suite of panelled spa bath with side taps, wide vanity unit with work surface, inset hand basin with shaving light over, bidet and WC with concealed cistern. Ceramic tile floor, radiator/towel rail electric or gas, fully tiled walls, window to rear with leaded lights.

From the landing the fine oak staircases, with dado rail, continues to a glazed partition and door to second floor.

SPACIOUS LANDING



with exposed oak board floor, radiator and doors to

BEDROOM 4 (17'1" x 16'6")



Two radiators, sash window to front.

BEDROOM 5 (15'2" x 11'10")



Radiator, sash window to front.

BEDROOM 6 (11'1" x 9'11")



Radiator, sash window to front.

BEDROOM 7 EN-SUITE (12'0 x 10'9" plus entrance passage)



Double doors to built-in cupboard,



sash window with lovely view to Bromyard Downs and open fields. Door to

SHOWER ROOM WC, hand basin set into a pine vanity unit, glazed and tiled shower cubicle with Triton electric unit. Radiator, dado rail, window.

From the hall door and steps to

LARGE DRY CELLAR

Area 1 with vaulted ceiling and arched inset.

Area 2



GAMES ROOM (21'4" x 15'0") with tiled floor, radiator and built-in store area.

Area 3 with vaulted ceilings, workshop and stores. Door and steps to rear garden.

THE REAR GARDEN



This is bounded by a feature brick wall, iron railings, brick stone capped pillars and iron gate.



The garden, which has a southerly aspect, is attractively laid out. Flagstone path to front door, lawn, chipping areas, borders of shrubs, paved patio, covered sitting area with climbers. Stone steps to the cellar door.

PARKING

There is designated parking to the rear of the property approached through The Tanyard entrance. It is close to the rear garden gate.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - F

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003395

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.