



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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Within walking distance of the town centre, all its amenities, and the schools being approached off a quiet lane or off York Road.

An Extended End of Terrace Period House with Mains Gas Fired Central Heating, Double Glazing, Fitted AGA, Kitchen, Ample Parking and a Large Attractive South Facing Garden with Planning Permission for a Separate Dwelling.

**6 THE KNAPP
OFF NODENS LANE & YORK ROAD
BROMYARD
HR7 4BD**



Comprising

Reception Hall, Passage, Sitting Room, 20' Dining Kitchen, Utility, Cloakroom, Landing, Three Bedrooms, Bathroom, Large Car Parking Areas, Large 125 ft Attractive Garden. EPC – C

Guide price: £345,000

6 The Knapp, Off Nodens Lane & York Road, BROMYARD HR7 4BD

6 THE KNAPP is in a peaceful position within walking distance of the town centre, its amenities, and the two schools. It has access off both Nodens Lane and York Road to its own car parking spaces.

This extended period house is at the end of a terrace of just three and includes mains gas fired central heating to radiators, some of which have thermostats, double glazed windows in hard wood frames, uPVC frame double glazed patio doors in the sitting room and uPVC front door, fitted carpets, fitted kitchen in light oak to include a gas fired AGA, pine internal doors and loft insulation. In about 2000 the ground floor and walls were Kingspan insulated and about 15 years ago the roofs were stripped, felted, repaired where necessary and slated using the original slates.

The south facing large garden is a particular feature being attractively laid out with mature shrubs and lawns bounded by board or tall hedges for privacy.

The lower garden area has the benefit of a live planning permission for a separate detached dwelling approached off York Road to an existing tarmac parking area (see Overage Clause).

The accommodation, with approximate measurements, comprises:-

uPVC frame front door to

RECEPTION HALL with radiator, hat and coat hooks, window and part glazed door to

SHORT PASSAGE Doors to two cupboards with Worcester boiler and shelves. Glazed door to

SITTING ROOM (13'8" x 13'4")



Radiator, fitted carpet, gas point for fire,



uPVC frame woodgrain sliding patio doors with side pane having south facing views over the attractive garden. On the outside of the patio doors there is an electrically operated extending awning.

An opening from the passage to

DINING KITCHEN (19'9" x 15'5" max. incl. stairs)



Range of base and wall units with light oak fronts of cupboards and drawers, space and plumbing for dishwasher, space for electric cooker, work surface with tiled splashback, inset sink with swan neck mixer tap, matching moveable island unit of cupboards and drawer.



Set in a wide fireplace opening there is a mains gas fired AGA with granite top to one side, tiled backing and timber over. Fitted carpet, two radiators, exposed ceiling timber and beams, cupboard and space under stairs, window to rear and two south facing windows to the attractive gardens. Door to

UTILITY (7'10" x 4'1") Base unit with cupboard and space for appliances, work surface with inset 1.5 bowl sink and swan neck mixer tap. Fitted carpet, window and door to

CLOAKROOM WC, corner hand basin with tiling over, Dimplex electric wall radiator, extractor and window.

Pine staircase from the kitchen with fitted carpet to

LANDING (8'6" x 7'1")



Fitted carpet and window.

BEDROOM 1 (9'5" x 9'5")



Fitted carpet, radiator, single door to built-in cupboard, south facing window overlooking the attractive garden.

BATHROOM (10'1" x 8'1")



Suite of panelled bath with tiling over, hand basin in a vanity unit of cupboard and drawer and tiled splashback, WC. Glazed and tiled shower cubicle with Mira Advance electric unit. Fitted carpet, radiator, extractor and window.

An opening from the landing to

PASSAGE with access to loft space, doors to

BEDROOM 2 (12'2" x 9'5")



Fitted carpet, radiator, bed pull switch, door to built-in wardrobe with hanging rails, south facing window looking over the lovely garden.

BEDROOM 3 (10'9" x 9'10" max. meas.)



Fitted carpet, radiator, shelf, corner office table, double doors to large walk-in wardrobe/airing cupboard with rails and insulated hot water cylinder. Window to side.

OUTSIDE

The property is approached off Nodens Lane by a wide opening with board fence to one side leading to a large chipping.



CAR PARKING AREA constructed in 2018. Trimmed laurel hedge to side, steps to front door and boarded fence with gate to the main garden area.

There is a second vehicular access off York Road to right of way over a tarmac drive to a wooden gate and tarmac.



CAR PARKING AREA

THE LARGE ATTRACTIVE SOUTH FACING GARDEN



This is beautifully laid out having board fences, high trimmed fir hedges or laurel hedging for privacy. Joining the house there is a brick terrace with curved brick retaining wall over part of which the awning extends. Wide paved path through the lower garden area of lawns and shrubs to the brick retaining wall of the tarmac parking area.



Beyond this area there is a shaped lawn, Annie Elizabeth cooking apple trees and holly.



Off the garden area, nearest the house, there is an opening and chipping path to a concealed square with **TIMBER GARDEN SHED** and covered area with a clematis.

THE PLANNING PERMISSION FOR A DETACHED DWELLING

This live permission is for a dormer bungalow on the end garden area to be access off York Road to the already constructed tarmac parking area. A site plan is attached showing the proposed plot 2 area outlined in heavy red and the retained area of 6 Knapp Lane outlined green. Plot 1 has already been built.

The original planning permission number is DMN/112529/F see Herefordshire Planning site.

OVERAGE CLAUSE

This will be 25% of the value of the plot should this area be sold off during the next 20 years.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - C

DIRECTIONS

From High Street turn left in front of the community centre and proceed up Old Road. Take the second right turn into York Road, best park on the left and walk down Nodens Lane to the property.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003427

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.