



**A CHARMING FULLY RE-FURBISHED PERIOD COTTAGE SITUATED ON THE EDGE OF BROMYARD DOWN AND CLOSE TO THE CENTRE OF BROMYARD WITH OPEN-PLAN KITCHEN/DINER, SITTING ROOM, SEPARATE STUDY, UTILITY ROOM WITH WC OFF, FOUR BEDROOMS WITH EN-SUITE TO MASTER, FAMILY BATHROOM, GATED ENTRANCE WITH GENEROUS PARKING AREA, ATTRACTIVE ENCLOSED GARDEN AND LARGE DETACHED GARAGE WITH ADJOINING SUN ROOM WITH KITCHEN AREA AND CLOAKROOM.**

EPC D

## Greensview - Guide Price £525,000

Linton, Bromyard, Herefordshire, HR7 4QJ

4 2 2



# Greensview

## Location & Description

Greensview enjoys a prominent position fronting onto the A44 and is located to the edge of the beautiful Bromyard Downs known locally as "The Jewel Of Herefordshire". The property is conveniently located within the popular market town of Bromyard, which offers a comprehensive range of amenities including shops, pubs, supermarket, bakery, butchers and Post Office together with primary and secondary schools. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles distant. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South.

## Property Description

Greensview is a delightful period cottage, lovingly refurbished and extended by the current owners creating a contemporary family home on the edge of the Bromyard Downs.

The property has a light and airy feel with beautifully presented accommodation featuring a spacious open-plan kitchen dining room; a wonderful sociable space to enjoy with family and friends, cosy sitting room with wood burner and French doors leading to the garden, separate study and useful utility room with cloakroom off.

To the first floor the part galleried landing leads to the master bedroom with en-suite shower room, three further bedrooms and family bathroom with walk-in shower and free standing bath.

Outside the property enjoys attractive gardens with electric double gates leading to the driveway and generous parking area. To the rear of the garden is a large garage with attached sun room incorporating a kitchen area and cloakroom, this offers potential for an annexe subject to the necessary planning consents.

The agent recommends an early inspection to appreciate this beautiful home.

Accommodation with approximate dimensions as follows:

**Entrance Hall** With double glazed front door opening to the kitchen/diner. Tall contemporary ladder radiator. Staircase to first floor. Door to utility room and WC. Tiled floor. Dimmable downlights.

**Open-Plan Kitchen/Diner** 7.9m (25ft 10in) x 5.6m (18ft 3in)

Wood effect flooring and four zones of dimmable downlights throughout.

**Kitchen** Spacious and well appointed with a range of contemporary base and eye level units including two tall pull out larder cupboard. Under cupboard and plinth lighting. Spectra work surfaces. Island unit with breakfast bar, wine cooler and further base cupboards. Stainless steel and glass one and a half bowl sink unit with instant hot water tap. Integrated appliances to include SAMSUNG split eye level oven with housing for microwave above. Dishwasher. American style fridge freezer by separate negotiation. Double glazed windows to front with fitted blinds.

**Dining area** with 5kw wood burner. Radiator. TV point.

**Sitting Room** 4.49m (14ft 6in) x 4.06m (13ft 1in) With feature 5 kw wood burner. Double glazed windows and French doors opening onto the garden. Radiator. Two TV points.





**Study 2.51m (8ft 1in) x 2.35m (7ft 7in)** With double glazed window to rear. Radiator. Useful fitted wall cupboards. Wood effect flooring. Downlights. Fitted cupboard with radiator.

**Utility Room** Comprising matching wall and base units. Stainless steel sink unit with mixer tap. Plumbing for washing machine and space for fridge and tumble dryer. Radiator. Tiled floor. Downlights. Door to:

**Cloakroom** With WC and vanity unit with inset wash hand basin. Tiled splashback. Double glazed window to rear. Radiator.

**First Floor Landing** Spacious half galleried landing. Double glazed window to rear. Two radiators. Large fitted cupboard with radiator and shelving. Access to roof space. Downlights. Access to roof space with drop down ladder, flooring, light and power sockets, aerial and TV distribution booster. Doors to:

**Master Bedroom 4.54m (14ft 8in) x 2.92m (9ft 5in)** With double glazed window to rear. Radiator. TV point. Door to:

**En-Suite Shower Room** Fitted with a white suite comprising vanity unit with WC and wash hand basin. Tiled walk-in shower cubicle with raindrop shower and hand held attachment. Radiator. Dual fuel towel radiator. Double glazed window to side with fitted blind and obscured glazing. Downlights. Wood effect flooring. Extractor fan.

**Bedroom 2 3.66m (11ft 10in) x 3.38m (10ft 11in)** With double glazed window to front with views over open fields towards the Malvern Hills. Radiator. TV point.

**Bedroom 3 3.69m (11ft 11in) x 2.17m (7ft)** With double glazed window to front. Radiator. TV point.

**Family bathroom** Spacious with double glazed window to front. Half tiled walls and tile effect flooring. WC. Vanity unit with wash hand basin. Walk-in shower cubicle with pressurized shower with raindrop shower and hand held attachment. Free standing bath with mixer tap and shower attachment. Dual fuel ladder radiator. Downlights. Extractor fan.

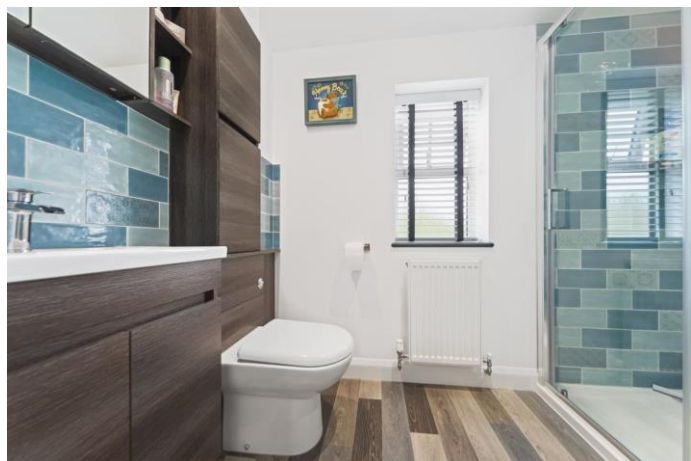
**Bedroom 4 3.69m (11ft 11in) x 2.63m (8ft 6in)** With double glazed window to side. Radiator. TV point.

**Outside** Electric wooden vehicular gates with personal door to side gives access to a gravelled driveway with a generous parking area. There are attractive low maintenance gardens to front and rear. The enclosed rear garden comprises a raised lawn with retaining brick wall, pathway and paved seating area to enjoy the afternoon sun. To the side of the property is the oil fired GRANT combi boiler. Useful outside tap.

#### **Garage/ Sun Room**

Large garage 17'9 x 11'10 with electric up and over door, light, power and water connected. (full incoming mains pressure) Fitted cupboards to rear. Loft storage. Door to kitchenette with sink unit and door to WC. with downlights. Door to:

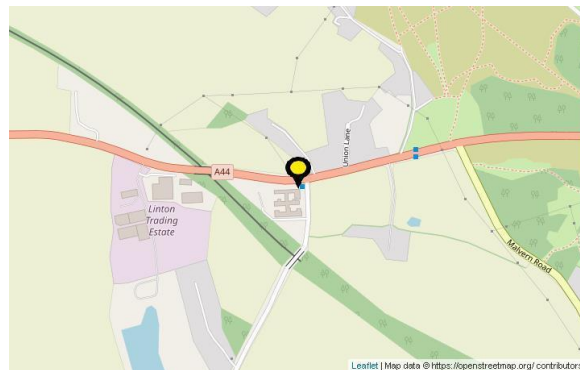
**SUN ROOM** 12'10 x 7'7 with double glazed French doors with fitted blinds opening onto the terrace. TV point. Wall mounted electric fire. Dimmable downlights. Outside power socket. The building has potential to convert to a self contained annexe (subject to planning). External flood lights and PIR lighting.





## Directions

WHAT3WORDS : lance.licks.replied



## Services

We have been advised that mains electricity, water and drainage are connected to the property. Central heating is oil fired. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

**Viewing** By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

**Council Tax** COUNCIL TAX BAND "D"

**EPC** The EPC rating for this property is D (68).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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