

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY APPOINTED DETACHED DORMER BUNGALOW OCCUPYING A DELIGHTFUL SECLUDED POSITION ON THE OUTSKIRTS OF THE POPULAR MARKET TOWN OF BROMYARD AFFORDING WONDERFUL COUNTRYSIDE VIEWS TOWARDS THE BROMYARD DOWNS AND OFFERING TWO/THREE BEDROOMED ACCOMMODATION WITH A SUPERB BREAKFAST KITCHEN, SITTING ROOM, GENEROUS DRIVEWAY PARKING, DETACHED GARAGE AND COTTAGE STYLE GARDEN. EPC D. VIEWING ESSENTIAL.

Meadow View - Guide Price £535,000

Bromyard, Herefordshire, HR7 4LP

3 2 2



Meadow View

Location & Description

Meadow View is located on the outskirts of 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 away. 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

Built approximately 45 years ago, Meadow View occupies an outstanding secluded position on the outskirts of Bromyard affording fantastic far reaching countryside views towards Buckenhill and across the Bromyard Downs. Situated at the end of a no through lane, Meadow View enjoys a tranquil setting surrounded by neighbouring apple orchards and farmland. The property has recently undergone a comprehensive scheme of renovation and refurbishment to include rewiring, replumbing, a bespoke newly fitted kitchen with appliances and a contemporary bathroom suite. The owners have created a welcoming and relaxed atmosphere, which greets you as soon as you step inside.

Benefitting from oil fired central heating and double glazed throughout, the accommodation is arranged on the ground floor with a spacious entrance hall/boot room, dining kitchen, sitting room with feature wood burning stove, bedroom 3/snug and a shower room. On the first floor there are two double bedrooms and a bathroom.

Meadow View is approached by two separate driveways, providing generous parking and in turn leads to a DETACHED GARAGE. The garage offers an opportunity for further enhancement into a home office, gym or possible ancillary accommodation (subject to the necessary consents). The garden has been arranged in a pretty cottage style with raised beds, greenhouse and a paved seating area.

The accommodation with approximate dimensions is as follows:

Entrance Porch

Spacious entrance porch, ideal for housing boots and coats. Enjoying a fantastic outlook towards the Bromyard Downs. Two sets of sliding patio doors. Panelled ceiling. Ceiling light. French doors to Sitting Room. Tiled floor. Door to

Dining Kitchen 6.43m (20ft 9in) x 6.07m (19ft 7in)

Beautiful bespoke handmade solid wood kitchen comprising a range of floor and wall mounted units with Silestone work surface over and inset Franke stainless steel sink and bevelled drainer. There are integrated appliances including a DISHWASHER and WASHING MACHINE. Space for fridge freezer. Space for cooker with SMEG cooker hood over. Side facing and front facing windows affording a wonderful rural outlook. Ceiling lights. Two radiators. Doors to

Bedroom 3/Snug 3.59m (11ft 7in) x 2.66m (8ft 7in)

Can be used as a double bedroom or as an additional reception room. Rear facing window overlooking neighboring apple orchard. Coving. Ceiling light. Radiator. Telephone point.





Inner Hall

With built in storage cupboard.

Shower Room

Suite comprising shower cubicle with tiled surrounds, pedestal wash hand basin, low level WC. Rear facing window. Ceiling light. Chrome ladder style towel rail.

Sitting Room 6.61m (21ft 4in) x 4.44m (14ft 4in)

Two side facing windows overlooking the garden. Two ceiling lights. Radiator. Tall radiator. Feature wood burning stove with slate hearth. French doors to Entrance Porch. Stairs to first floor.

First Floor Landing

Two ceiling lights. Doors to

Bedroom 1 3.69m (11ft 11in) x 3.41m (11ft)

Side facing window overlooking the neighbouring apple orchard. Ceiling light. Radiator. Eaves storage. Open storage space with hanging rail.

Bedroom 2 5.06m (16ft 4in) x 3.85m (12ft 5in)

Velux roof light with views across the neighbouring apple orchard. Ceiling light. Access to loft space. Eaves storage. Radiator.

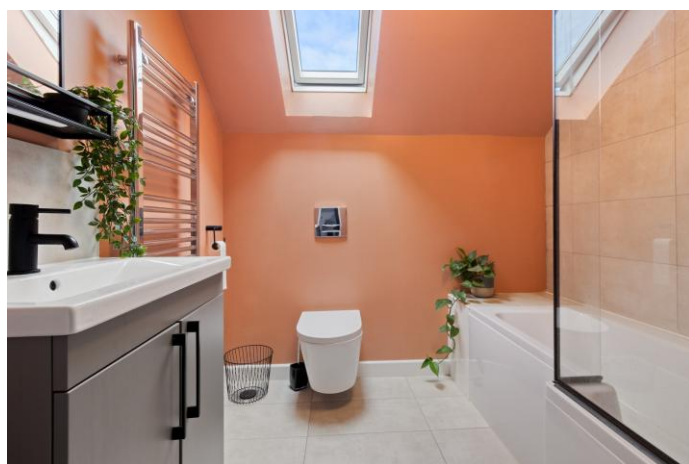
Bathroom

Refitted contemporary suite comprising panel bath with rain drop shower head and separate hand held shower attachment, vanity wash hand basin with cupboard below, low level WC. Velux roof light. Ceiling light. Chrome ladder style towel rail.

Outside

Meadow View is at the end of a no through road leading to just two properties. There are two driveways to the front of the property, both providing ample parking. There is a DETACHED GARAGE (23'6" x 19'8") with power and light connected. The garage offers a great versatile space and could be converted into a home office, gym or ancillary accommodation (subject to the necessary consents being obtained).

The garden belonging to Meadow View has a lovely cottage style to it with an area of lawn set behind a low brick wall and bordered by an attractive flower bed. There is a further terrace with raised beds and a GREENHOUSE. A paved seating area makes for the perfect spot to enjoy the wonderful panoramic views. A pathway continues to a useful large WOOD STORE and a courtyard garden at the rear of the property. At strategic points there are outside lights and a water tap.



Directions

What3Words: kettles.duet.revived



Services

We have been advised that mains electricity, water and drainage are connected to the property. 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

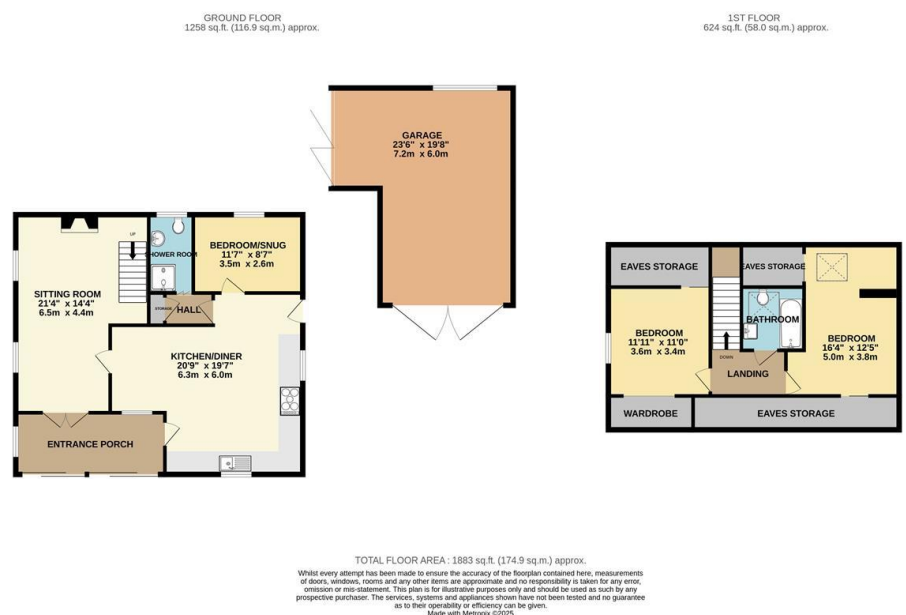
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

Council Tax

COUNCIL TAX BAND "D"

EPC

The EPC rating for this property is D (64).



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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

