



Old School House, Broxwood, Leominster, HR6 9JQ



Sunderlands
Residential Rural Commercial



**Old School House, Broxwood
Leominster
HR6 9JQ**

Summary of Features

- Detached property
- Three bedrooms
- Two reception rooms
- Sought after location
- Characterful features throughout
- 0.5 acre paddock

Price Guide £595,000

Nestled in the charming village of Broxwood, this delightful detached house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family. The property is set in a sought-after location, surrounded by picturesque countryside, making it a tranquil retreat from the hustle and bustle of everyday life. One of the standout features of this home is the small paddock of 0.5 acres and stables, which presents a wonderful opportunity for those with a passion for gardening or keeping small animals. The outdoor space is perfect for enjoying the fresh air and the beauty of nature right at your doorstep.

Location

The very pretty village of Broxwood lies in north-west Herefordshire and is surrounded by farmland and set away from main roads. Local services are available at the larger villages of Almeley, Lyonshall, Pembridge and Weobley, with more extensive facilities at the market towns of Kington and Leominster as well as the cathedral city of Hereford. To the west, Hay on Wye is within easy reach with its world famous annual literary festival and also provides a 'gate-way' to the beautiful Black Mountains, part of the Brecon Beacons National Park.

Accommodation

The well presented accommodation comprises: Kitchen, utility, dining room, living room, cloakroom, three bedrooms, en-suite and bathroom.

Kitchen

The kitchen is designed with matching wall and base units, offering a cohesive and modern look. Integrated appliances, including an oven, dishwasher, sink drainer unit and fridge/freezer, are seamlessly incorporated for a streamlined appearance. Three windows flood the space with natural light, enhancing the room's brightness. A central wood-burning stove adds warmth and character, while there's ample room for a breakfast table and chairs, creating a cozy and functional dining area. Stairs rise to the first floor.

Utility

The utility space serves as a functional area, designed to accommodate essential tasks and store items that don't belong in the main living areas. It provides space for additional white goods like washing machines and dryers. It's also an ideal spot to hang coats, store shoes, and keep cleaning supplies, making it a practical and organized part of the home.

Dining room

The dining room is an ideal space for entertaining, featuring patio doors that open to the garden, creating a seamless indoor-outdoor flow. A front-facing window provides natural light and a pleasant view, while exposed timbers add charm and character, enhancing the room's warm and inviting atmosphere.

Living room

The living room is another standout feature of the house, featuring a central wood-burning stove with a charming brick surround, creating a cozy focal point. Large window and patio doors offer a lovely view of the garden, bringing in natural light and blending indoor and outdoor spaces.

Cloakroom

This property features a practical cloakroom equipped with a two-piece suite, consisting of a low-level WC and a wash hand basin, offering convenience and functionality for guests or daily use.

First floor

Bedroom one & en-suite

Bedroom one is full of character, highlighted by exposed timber beams that add rustic charm. The room is bathed in natural light from two windows, creating a bright and welcoming atmosphere. It also has convenient access to the en-suite, which is equipped with a three-piece suite, including a shower cubicle, low-level WC, and wash hand basin.

Bedroom two

Bedroom two is a double bedroom featuring a vaulted ceiling, which adds height and space. It has three windows that allow plenty of natural light, creating a bright atmosphere. The room also includes fitted wardrobes, providing ample storage space.



Bedroom three

Bedroom three is a spacious double bedroom featuring a floor-to-ceiling window and an additional window that offers views of the garden and surrounding grounds.

Bathroom

The bathroom is fitted with a three-piece suite, consisting of a bath, a low-level WC, and a wash hand basin. The room also features a window that overlooks the garden and grounds, allowing natural light to enter and providing a view of the exterior.

Outside

The garden and grounds of the property are a standout feature, offering a blend of beauty and practicality. Accessed via a five-bar gate and a tarmac driveway, the surrounding garden is meticulously laid to lawn with an array of planted flowers, shrubs, and trees, creating a vibrant and serene atmosphere. A formal patio at the rear provides an ideal space for entertaining. The grounds are enclosed by fencing and hedging, ensuring privacy and security. The driveway accommodates multiple vehicles, with a garage having a lockable workshop to the rear and car garaging to the front offering additional storage. Spanning approximately 0.5 acres, the additional grounds include a stable block having 2 stables, tack room and lean too hay store, enhancing the property's appeal for equestrian use or extra storage.

Services

We understand mains water and electricity are connected to the property.
Oil fired central heating.
Private drainage to septic tank.

Herefordshire council tax band - D

Tenure - Freehold

What3words

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Directions

From Hereford proceed in a westerly direction on the A438 towards Brecon for approximately 2 miles before turning right after a garden centre onto the A480 towards Stretton Sugwas, Credenhill and Weobley. Proceed past the village of Credenhill and continue for approximately 7 miles, passing through Norton Canon, to the T junction. Bear left and immediately right and continue on the A480 to Lyonshall and Woonton. Continue for a further 0.5 miles and take the first right hand turning to Mere and Broxwood. Continue on this lane into Broxwood and Old School House is the second to last property on the left-hand side.







Sunderlands

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Ground Floor

Approx. 64.3 sq. metres (692.0 sq. feet)



First Floor

Approx. 64.3 sq. metres (691.6 sq. feet)



Total area: approx. 128.5 sq. metres (1383.6 sq. feet)