



Cusop Farm Cottage Avenbury, Bromyard, HR7 4JY



Sunderlands
Residential Rural Commercial



**Cusop Farm Cottage
Munderfield
Bromyard
Herefordshire
HR7 4JY**

Summary of Features

- Detached property
- Three bedrooms
- 1.03 acres of ground
- Character features throughout
- Sought after rural location
- No onward chain

Price Guide £460,000

Situated in the charming village of Munderfield, Bromyard, this delightful character cottage offers a perfect blend of traditional charm and modern comfort. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home features a cosy lounge, complete with a wood-burning stove, perfect for those chilly evenings when you wish to unwind in front of a warm fire. The two bathrooms ensure convenience for all residents and visitors alike. Set within a generous plot of 1.03 acres, the well-kept formal rear garden offers a tranquil outdoor space—perfect for gardening enthusiasts or simply enjoying the peace and beauty of the countryside. To the front of the property, a separate paddock provides additional space for outdoor activities, growing produce, or creating a wildlife or recreational area—ideal for those seeking a more rural, self-sufficient lifestyle. If you are looking for a property that combines character, space, and a touch of countryside living, this cottage in Munderfield is certainly worth considering.

Situation

Munderfield is a picturesque village nestled in the heart of the Herefordshire countryside, just a short distance from the market town of Bromyard. Surrounded by rolling green fields and tranquil landscapes, it offers a peaceful rural lifestyle without feeling remote. The village enjoys the best of both worlds—set amidst beautiful natural scenery yet within easy reach of everyday amenities in Bromyard, just minutes away. For wider amenities, shopping, and transport options, the cities of Hereford and Worcester are equidistant, making Munderfield a peaceful countryside retreat with convenient access to urban facilities.

Accommodation

The well presented accommodation comprises: Entrance hall, lounge, dining room, kitchen, downstairs WC, three double bedrooms and family bathroom.

Entrance hall

The entrance hall provides a practical and welcoming introduction to Cusop Farm Cottage, with direct access to the kitchen, generous lounge, and downstairs WC.

Lounge

The lounge is a standout feature of the cottage, stretching the full length of the property and flooded

with natural light thanks to its triple aspect windows. French doors open directly onto the patio, offering a seamless connection to the beautifully established garden—ideal for both relaxing and entertaining. A charming wood-burning stove sits at the heart of the room, adding warmth and character to this inviting space. There's generous room for comfortable seating as well as a dedicated study area, making it both a practical and cosy living environment.

Dining room

The dining room is a warm and inviting space, perfect for entertaining. Featuring a characterful wood-burning stove, the room offers a cosy atmosphere ideal for both intimate dinners and larger gatherings. With direct access from the kitchen, it provides a practical layout for hosting, while maintaining the cottage's charming and homely feel.

Kitchen

The kitchen blends modern convenience with traditional character, featuring a range of matching contemporary wall and base units. There is space for an under-counter fridge, freezer, and dishwasher, along with an integrated electric oven and a 1.5 bowl sink set beneath a window. Exposed ceiling beams add rustic charm, while the layout allows for a central breakfast table—creating a welcoming space for casual dining or morning coffee. Practical and stylish, it offers a functional hub at the heart of the home.

Downstairs WC

The downstairs WC offers a practical addition to the home, comprising a toilet and hand basin, with useful space for hanging coats and storing shoes. There is also access to a spacious understairs cupboard, which currently houses the washing machine—making this a well-designed and functional area for day-to-day living.

First floor

The landing provides access to all bedrooms and the family bathroom, while also offering a bright and versatile space ideal for a study area. Positioned in front of a window overlooking the beautifully maintained garden and surrounding countryside, it's a peaceful spot perfect for working from home or quiet reading. This thoughtful use of space enhances both the practicality and charm of the upper floor.



Bedroom one

The main double bedroom is a bright and spacious room, enjoying double aspect windows that fill the space with natural light and offer lovely views. A useful built-in cupboard provides convenient storage, while the room comfortably accommodates a double bed and additional furnishings.

Bedroom two

Bedroom two is a charming and cosy double room, thoughtfully designed with a built-in cupboard that offers practical storage without compromising on space.

Bedroom three

Bedroom three is a comfortable small double room overlooking the rear garden, thoughtfully designed to maximize space. A handy nook provides an area for hanging clothes, adding practical storage while maintaining the room's cozy and inviting feel.

Bathroom

The family bathroom is well-appointed, featuring a bath tub, separate freestanding shower, WC, and sink. It provides a comfortable and practical space to meet the needs of the whole household.

Outside

The outdoor space at Cusop Farm Cottage offers a wonderful blend of privacy, greenery, and versatility. To the rear, a south-facing garden provides a tranquil retreat, with a patio area directly accessed from the lounge—perfect for outdoor dining or entertaining. The patio is bordered by a lush lawn and framed by well-established hedging, mature trees, and planting, creating a sense of seclusion and natural beauty. To the front of the property, there is ample parking for up to three vehicles. To the front of the property, there is ample parking for up to three vehicles. In addition, the property benefits from an adjoining paddock, extending the total plot to approximately 1.03 acres. Within the paddock, there is currently a polytunnel, offering excellent potential for growing produce. The space lends itself well to further use as an extended garden, vegetable patch, or hobby farm—ideal for those seeking a more self-sufficient lifestyle.

Services

We understand mains water, drainage and electric are connected to the property.
Oil fired central heating.

Herefordshire council tax band - E

Tenure - Freehold

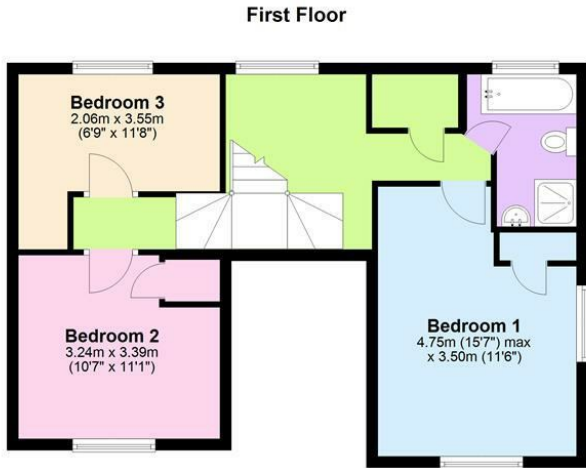






Directions

Leave Hereford via the A465 Aylestone Hill and at the roundabout take the third exit onto the A4103 Worcester Road. Bear left onto the A465 towards Bromyard and at the Burley Gate roundabout continue straight to stay on A465. Follow the road for approximately 5 miles, then turn right onto the B4214 towards Munderfield. Continue for just over a mile and the property can be found on the right hand side. What3words - ///severe.fictional.planet



Total area: approx. 113.0 sq. metres (1216.0 sq. feet)

Sunderlands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.