



2 Poplars Cottages

Bromyard, HR7 4LA

Andrew Grant

2 Poplars Cottages

Avenbury, Bromyard, HR7 4LA

2 Bedrooms 1 Bathroom 2 Reception Rooms 3.5 Acres

A characterful semi-detached rural home with versatile living spaces, approximately 3.5 acres, stabling and far reaching countryside views.

- A characterful two bedroom home occupying a rural setting, with well arranged accommodation complemented by extensive grounds, useful outbuildings and impressive views across the surrounding countryside.
- The ground floor brings together a welcoming living room, separate dining room and practical kitchen, with a conservatory extending the accommodation towards the gardens and paddocks.
- Two bedrooms occupy the first floor, with the primary bedroom enjoying direct access to a generously proportioned bathroom containing both a bath and separate shower.
- The garden surrounds the home with established planting, lawned areas and raised seating, creating several places from which to appreciate the open rural outlook.
- The driveway provides parking alongside a detached wooden garage, while the wider grounds include stabling, a woodland with natural spring outlet and further useful structures serving the paddocks.
- A peaceful position near Avenbury combines the appeal of countryside living with access to Bromyard and its range of everyday amenities, services and local connections.

1153 sq ft (107.1 sq m)





The kitchen

The kitchen provides a practical workspace at the heart of the ground floor. A broad arrangement of cabinetry, work surfaces and a range style cooker extends along opposing walls, with dual windows overlooking the grounds. An open connection leads directly into the dining room, while an adjoining utility and cloakroom supports the everyday running of the home.







The dining room

The dining room creates a sociable setting between the kitchen and main living areas. Its focal point is a traditional fireplace with a timber surround, tiled hearth and stove, complemented by exposed structural timbers framing the opening towards the entrance hall. The generous proportions accommodate a substantial dining table while maintaining an easy flow through the ground floor.





The living room

The living room offers a comfortable retreat with views towards the surrounding countryside. A feature fireplace with stove adds character, while a curved bay window brings in natural light. Glazed double doors connect the room with the conservatory, extending the living space and providing a direct relationship with the garden.





The conservatory

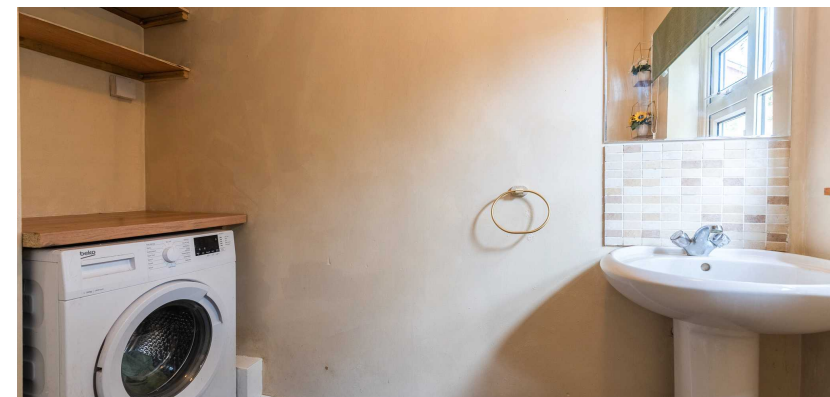
The conservatory forms a restful extension of the main living accommodation, capturing broad views over the garden and countryside beyond. Its glazed elevations and pitched roof create a strong connection with the outdoor setting.





The utility and cloakroom

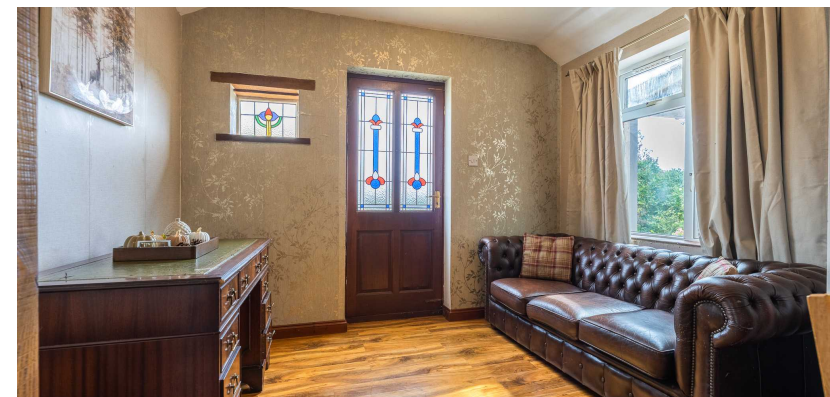
The utility and cloakroom brings practical facilities together beside the kitchen. Space and plumbing are provided for laundry equipment, while a wash basin and WC complete the arrangement.





The entrance hall

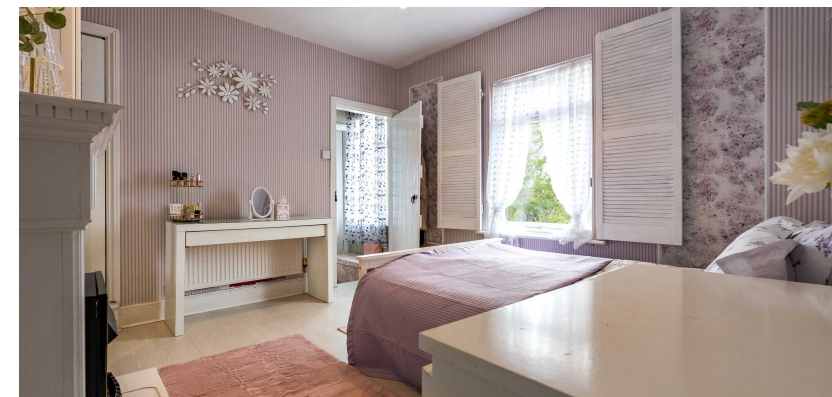
The entrance hall offers a welcoming introduction to the home and provides useful separation between the principal ground floor spaces. Exposed timber flooring and a decorative glazed entrance door give the area character.





The primary bedroom

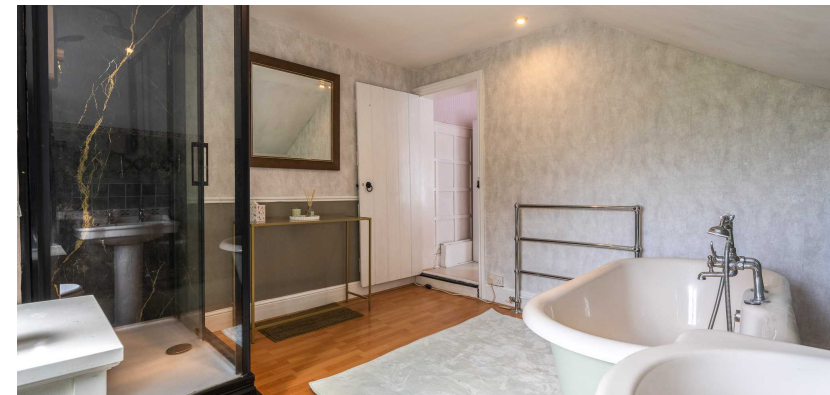
The primary bedroom is a well proportioned double room with an outlook across the rural surroundings. A fireplace forms a characterful focal point, while the arrangement allows space for a full range of bedroom furniture. A doorway leads directly into the bathroom, creating a convenient principal suite across one side of the first floor.





The primary en suite

The primary en suite is unusually spacious and combines bathing and showering facilities within one room. A freestanding roll top bath and a separate glazed shower enclosure provide distinctive focal points, accompanied by a wash basin and WC.





The second bedroom

The second bedroom provides a comfortable and adaptable space on the first floor. A window frames views across the surrounding landscape, while the proportions allow the room to accommodate bedroom furniture without compromising circulation. Its position across the landing from the primary suite gives the two bedrooms a useful degree of separation.



The garden

The garden provides an attractive setting around the home, combining lawned areas, established trees and mature boundary planting. Steps descend from a raised terrace, creating an elevated place to enjoy the outlook. A substantial detached wooden garage stands within the grounds, adding useful space alongside the wider rural amenities.







The paddocks

The paddocks form a defining feature of the property, contributing to approximately 3.5 acres of gardens and grounds. Established hedgerows divide the open land, while stabling supports equestrian or smallholding interests. Woodland running along the southern side of the property is also included within the grounds and features a natural spring water outlet. The elevated rural setting affords far reaching views across a patchwork of neighbouring fields and wooded countryside.





The driveway and parking

The driveway approaches the home from the quiet country lane and provides parking within the grounds. A detached wooden garage offers additional practical space, while the arrangement gives convenient access to the home, garden and paddocks. The approach also reveals the property's position amid open countryside and established field boundaries.



Location

2 Poplars Cottages occupies a rural position in Avenbury, surrounded by open countryside and far reaching views. The setting offers the tranquillity associated with country living while remaining within reach of Bromyard for everyday shopping, services and amenities. The wider area is characterised by farmland, established hedgerows and quiet lanes, providing opportunities to enjoy the surrounding landscape. Local schooling and transport connections are available within the broader area, while nearby routes provide access to neighbouring towns and villages across Herefordshire and Worcestershire.

Services

The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied via a septic tank shared with the neighbouring property.

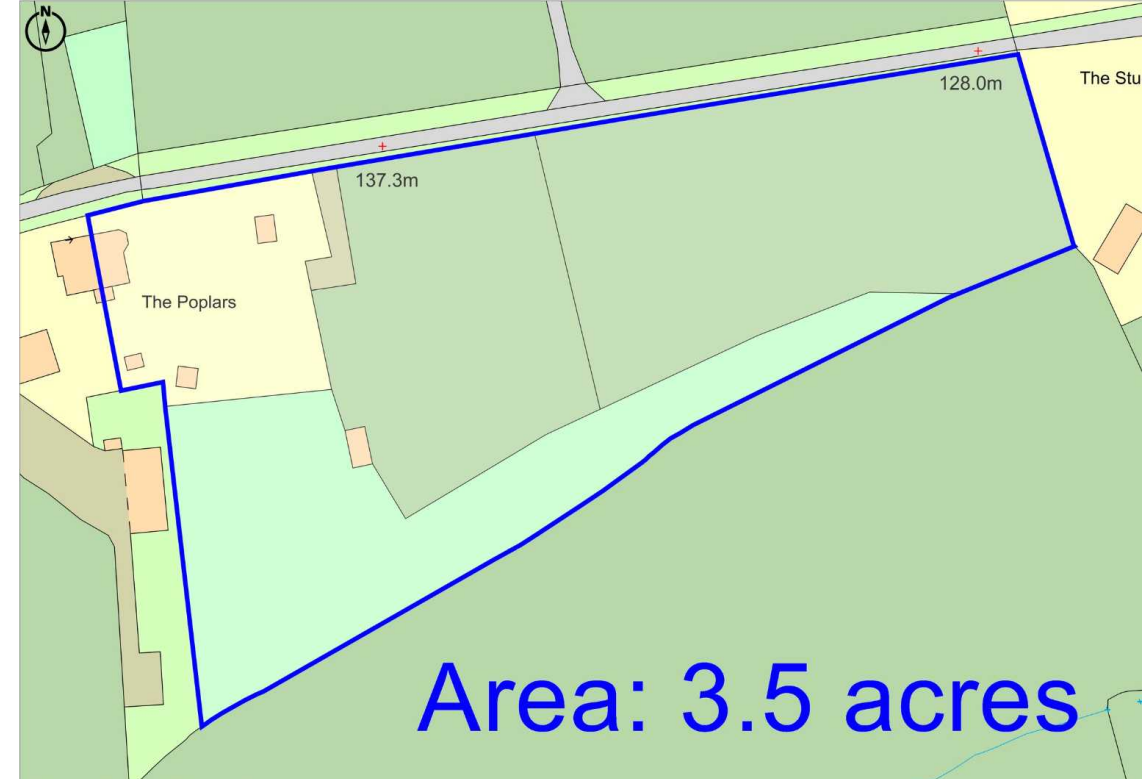
Broadband: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile coverage: Mobile coverage likely available from EE, Three, Vodafone and O2 (source: Ofcom).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding and very low risk from rivers and the sea is expected to remain very low.

Council Tax

The Council Tax for this property is Band E





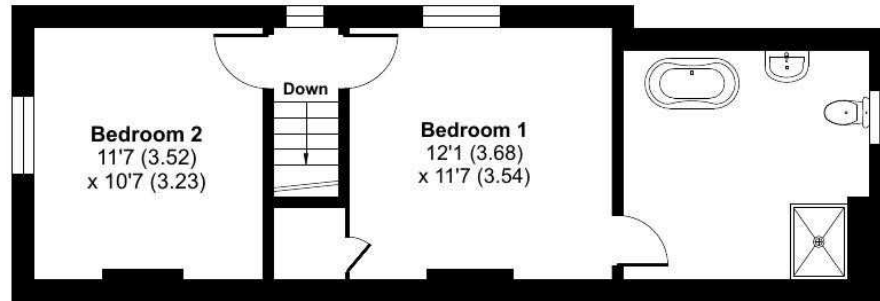
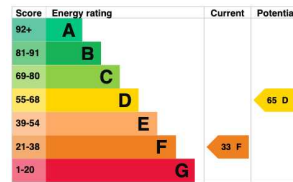
Poplars Cottages, Avenbury, Bromyard, HR7

Approximate Area = 1153 sq ft / 107.1 sq m

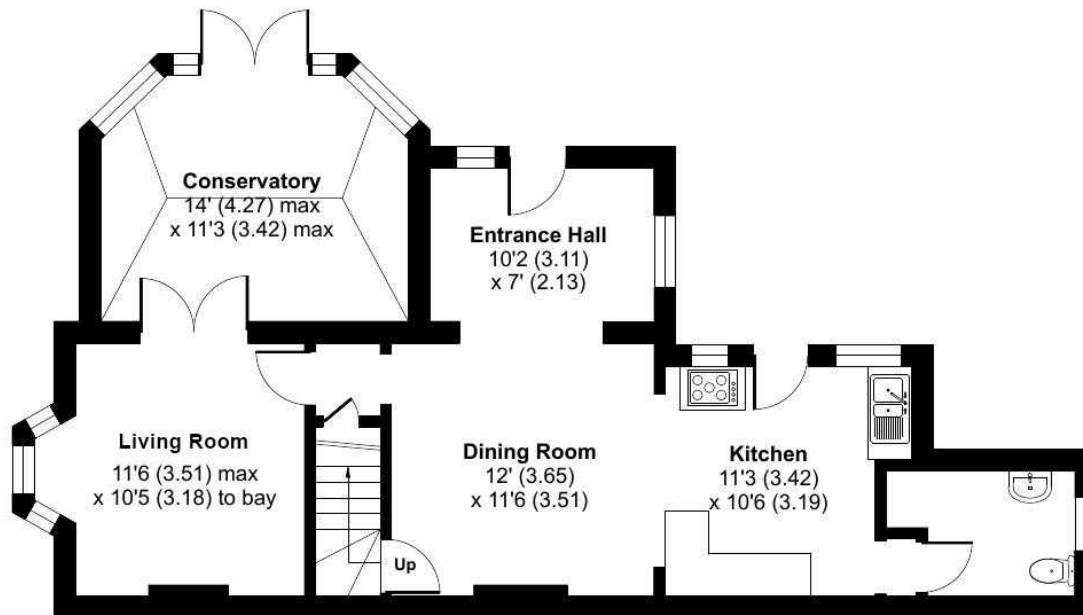
Outbuilding = 648 sq ft / 60.2 sq m

Total = 1801 sq ft / 167.3 sq m

For identification only - Not to scale



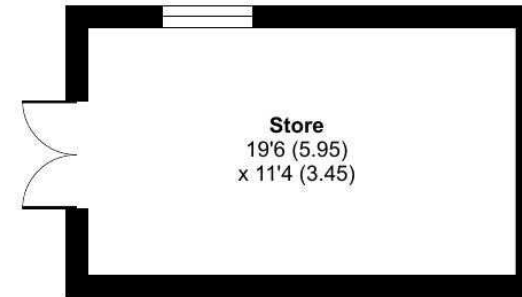
FIRST FLOOR



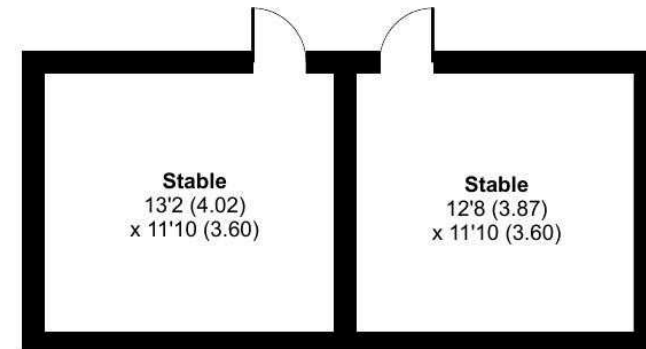
GROUND FLOOR



OUTBUILDING 4



OUTBUILDING 1



OUTBUILDING 2 / 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Andrew Grant. REF: 1508200



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