



In an elevated position on popular Bromyard Downs and its many walks with panoramic views over the renowned Frome Valley to Bromyard and the Black Mountains. Approx. 1 mile Bromyard and all its amenities.

An Extended and Fully Modernised Superbly Presented Three-Bedroom Semi-Detached Period Cottage Set in Attractive Landscaped Gardens. Oil Fired Central Heating, uPVC Frame Double Glazing and Fitted Kitchen.

**2 QUARRY COTTAGES
BROMYARD DOWNS
BROMYARD
HR7 4NU**



Comprising

Conservatory Room, Utility, Kitchen/Dining Room, 19' Lounge, Landing, Three Bedrooms, Bathroom, Detached Summerhouse/Office, Double Carport, Parking and Landscaped Gardens with Panoramic Views. EPC – pending.

Offers in the region of £450,000

2 QUARRY COTTAGES



is in a magnificent elevated position on the popular Bromyard Downs about one mile from Bromyard and all its amenities. It has a westerly aspect commanding panoramic views over the beautiful countryside of the Frome Valley to Bromyard, distant hills and the Black Mountains. The property backs on to Bromyard Downs with its many trees and walks over its 170 acres.

The cottage, which has been extended, has been tastefully improved by the present owner over the last twelve years. It has oil fired central heating from an outside Worcester boiler to radiators with thermostats, uPVC frame double glazed windows and external doors most of which take advantage of the superb views over the Frome Valley, fitted kitchen, conservatory room, brace and ledge pine internal doors, oak floor boarding in the conservatory and lounge, oak surround fireplace with wood burner, tiled floor in kitchen/dining room and fitted carpets to the stairs, landing and three bedrooms.

The gardens are a particular feature with large paved terrace, lawn, borders and intersecting steps. To the side of the cottage, there is a modern timber frame summerhouse/office, garden sheds and a gate to the joining Bromyard Downs.

On the side of the track to the property, there is a double carport and a 10ft metal gate leading to a parking space and the gardens.

The accommodation, with approximate measurements, comprises:

Glazed door from the terrace to

CONSERVATORY ROOM (10'11" x 10'10")



Oak board floor, uPVC ag roof with blinds, low door to cupboard, 9 inset lights, wide window with views over the Frome Valley and Bromyard to the Welsh Mountains, high window,



stable door with glazed upper panel and window to kitchen/dining room. Door to

UTILITY (4'10" x 4'6") Oak board floor, work surface with space and plumbing under for appliances, window with view to Bromyard and window to kitchen.

KITCHEN/DINING AREA Ceramic tile floor and wide arch division.

Kitchen Area (11'8" x 7'2")



Range of base and wall units with white fronts of cupboard and drawers, space for cooker, space for dishwasher, wood style work surface with board splashback, inset ceramic sink with swan neck mixer tap, spotlight track, window to rear and window to front with view through to Frome Valley and Bromyard.

Dining Area (11'9" x 9'9" including stairs)



Radiator with white painted cupboard, door to cupboard under stairs, window to front and window with wide sill to the rear with silvan views to Bromyard Downs. Door to

LOUNGE (18'11" x 12'6")



Oak fireplace surround with stone hearth housing a wood burning stove, oak board floor, two radiators, cornice, inset shelf,



French doors with side panels to the front terrace and views to Frome Valley, Bromyard and the Black Mountains, two windows to side.

Stairs from the dining area with window to conservatory and low door to cupboard, window with superb views.

LANDING



Radiator, window with wide sill to Bromyard Downs with its many trees, double doors to built-in cupboard of shelves.

BEDROOM 1 (12'5" x 10'10")



Radiator, double doors to built-in wardrobes of hanging rail and shelf, access to loft space,



window to side and wide window to front having a magnificent view over the open countryside of the Frome Valley and Bromyard.

BEDROOM 2 (11'10" x 7'8")



Radiator, access to loft space, window to front with view to Bromyard.

BEDROOM 3 (9'2" x 7'6")



Radiator, inset shelves, two shelves, double doors to built-in wardrobe of hanging rail and shelf, window to side.

BATHROOM



Suite in white of P-shaped panelled bath with tiling, glazed shower screens and Mira unit over, hand basin with mixer tap on a vanity unit, WC with concealed cistern. Board style floor, half boarding to two walls, ladder style towel rail and window.

THE GARDENS



These are fully landscaped and beautifully laid out taking advantage of the superb views over the open fields of the Frome Valley to Bromyard and the Black Mountains beyond.



Large stone style terrace, chipping areas, lawn, borders of shrubs and trees.

To the south side of the garden, there is a trimmed fir hedge for privacy. To the side of the cottage, there are paths, gate to Bromyard Downs and a raised area of timber frame

SUMMERHOUSE/OFFICE



with uPVC double glazed French doors and side windows taking advantage of the views. Interior board walls, electric points, electric radiator, lights inside and out. This building is fronted by a **DECKING AREA**.

TWO TIMBER GARDEN SHEDS

From the terrace paved steps with timber supports and sides lead to the

CONCRETE DRIVE AND PARKING AREA with natural stone retaining walls each side and gate to the Bromyard Downs' track.

Approached off the Bromyard Downs' track, there is an open fronted

DOUBLE CARPORT (17'5" x 14'9")



with concrete floor, block retaining walls and a box profile roof.

SERVICES Mains electricity and water. Private drainage.

COUNCIL TAX BAND - C

DIRECTIONS

From the town centre, take the B4203 Stourport road. After the river bridge and the playing fields on your right, turn right into Burying Lane. Continue up the hill until the crossroads and turn left. Follow the track to the end and the property is on the right-hand side.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003479

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.