



House - Detached

# WITHY COTTAGE, THE DOWNS, BROMYARD, HEREFORDSHIRE, HR7 4NZ

# £495,000

## FEATURES

- Beautiful Detached Cottage
- Garden room
- Double Glazing, Electric heating and LPG.
- 5 Bedrooms
- Generously sized private gardens
- Sought after out of town location



**Flint  
&  
Cook**



# 5 Bedroom House - Detached located in Bromyard

## Reception Hall

With wood effect flooring, smoke alarm, stairs leading up, useful under stairs storage, ceiling light point, electric radiator, exposed ceiling timber and doors into

## Living Room

With fitted carpet, wood burning stove, double glazed windows to front and rear aspect, a single glazed window into the conservatory, electric radiator, exposed ceiling timbers, ceiling light point and door to

## Garden Room

With double glazed windows and single glazed doors into the garden, loft access hatch, telephone point, electric heater and tiled floor.

## Dining Room

With wood effect flooring, feature stone chimney breast, double glazed window to front aspect, ceiling light point, and archway opening into

## Kitchen

With a range of matching wall and base units, ample work surfaces and tiled surrounds, 1 ½ bowl ceramic sink and drainer unit with mixer tap over, integrated dishwasher, stainless steel electric range cooker with 5 gas rings (LPG) and extractor over, double glazed window to the front aspect, recessed ceiling spot lights and door to

## Utility Room

Fitted with base units and work surface, stainless steel sink and drainer unit with mixer tap over, tiled surrounds, space and plumbing for washing machine and tumble drier and space for space for fridge freezers. Electric heater, double glazed window to the rear aspect, ceiling light point, stable door leading to the side of the property.

## Downstairs Shower Room

White suite comprising low flush WC, vanity wash hand basin, fully tiled walk in shower cubicle with electric shower fitment, ladder style electric heater, extractor fan, ceiling light point, wood effect flooring and double glazed window to the front aspect.

## First Floor Landing

With fitted carpet, double glazed window to the rear aspect, 2 loft access hatches, smoke alarm, 2 ceiling light points, electric heater, useful storage cupboard with hanging rail and doors to

## Bedroom 4

With wood effect flooring, double glazed windows to the front and side aspect, electric heater, exposed ceiling beams and ceiling light point.

## Bedroom 2

With fitted carpet, double glazed window to front aspect, electric heater, exposed ceiling timber, ceiling light point and a useful storage cupboard with hanging rail.

## Bedroom 1

With fitted carpet, double glazed window to front aspect, ceiling light point, electric heater, smoke alarm and exposed ceiling timber.

## Bedroom 3

With fitted carpet, double glazed window to the front aspect and double glazed Velux window, electric heater, exposed ceiling timber and ceiling light point.

## Bathroom

With white suite comprising corner bath, vanity wash hand basin, low flush WC, part tiled walls, ladder style electric heater, large airing cupboard housing the hot water cylinder, wood effect flooring and double glazed window to the rear aspect.

## Bedroom 5

With fitted carpet, ceiling light point and double glazed window to rear aspect.

## Outside

The property is approached via a pathway leading down two steps to a flagstone path and the main entrance. From here, a stone pathway continues to the rear garden, where further steps lead to a paved path and a productive vegetable patch with beans and raspberry bushes. Beyond lies a lawned area with mature trees and hedging, together with a greenhouse tucked into the corner. The garden is enclosed by wooden fencing and mature hedging, providing a good degree of privacy.

A further paved pathway sweeps around the side of the property to the front garden, which is laid mainly to lawn and features a large patio terrace, ideal for outdoor entertaining. There is also a wooden shed, wood store, and a well-stocked corner bedding area, adding seasonal colour. The front garden benefits from an array of plants

and fruit trees, and is enclosed by hedging and timber fencing.

A pathway continues through a metal gate with archway, descending two steps onto a gravelled parking area with space for up to two vehicles, leading to a shared driveway and in addition to a garage benefiting with light and power.

#### **Property Services - Bromyard**

Mains water, electricity, are connected. Private drainage system.

#### **Outgoings - Bromyard**

Council tax band D - £2,567.77 for 2025/2026  
Water and drainage rates are payable.

#### **Directions**

From Bromyard proceed towards Stourport on the B4203 after a 1/2 of a mile turn right past the Holly Tree B&B into Burying Lane. Proceed along Burying Lane and take the 2nd left at two garages, follow the road around to the right, then bear left. You will come to Clematis Cottages, follow the road around to the right and then take the immediate left,. The property is on your right at the end of the road.

#### **What3Words**

reservoir.mulls.drumbeat

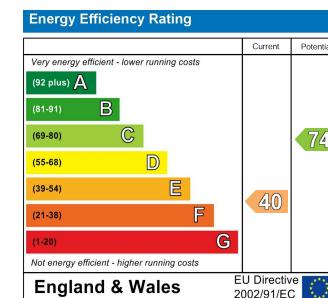
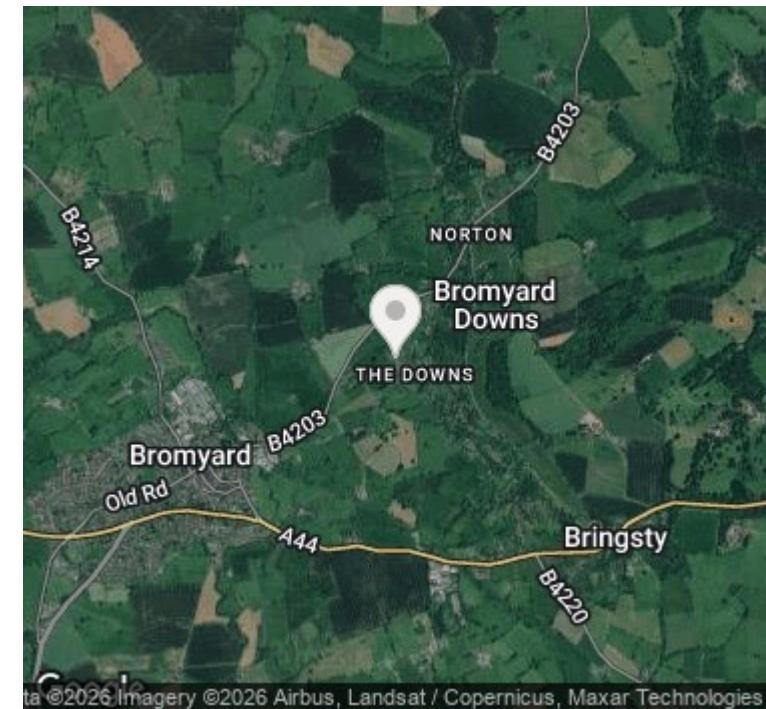
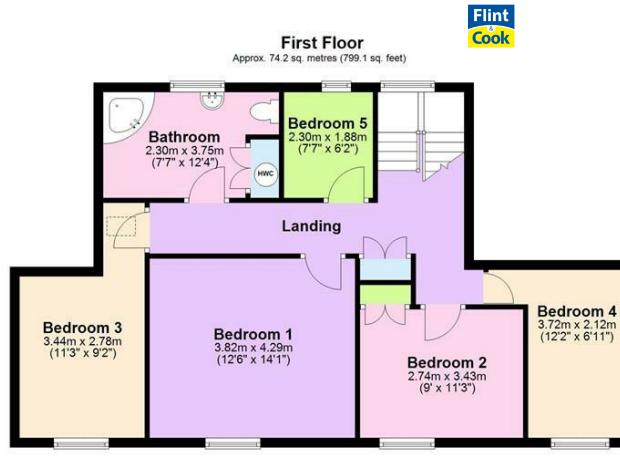
#### **Viewings**

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

#### **Money Laundering Regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





Total area: approx. 158.0 sq. metres (1700.8 sq. feet)  
**Withy Cottage, The Downs, Bromyard**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.