



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In an elevated south facing position on the popular Highwell Lane within easy walking distance of the town centre and all its amenities.

An Extended Period Superbly Presented Semi-Detached House with Garden Room, Gas Fired Central Heating, uPVC Bay Windows, Part Double Glazing, Exposed Pine Doors and Parking Space.

**6 HIGHWELL LANE
BROMYARD
HR7 4DG**



Comprising

14 Ft Sq Garden Room, Sitting Room, Dining Room, Kitchen, Inner Hall, Landing, Two Double Bedrooms, Bathroom with Shower, Landscaped Attractive Front Garden, Store Shed and Parking Space. EPC – D

Offers over £235,000

6 HIGHWELL LANE



is in an elevated south facing position on popular Highwell Lane within easy walking distance of the town centre, all its amenities, and the bus stop for the regular Hereford/Worcester service. The property is a short distance from some lovely Frome Valley footpath walks. The original house, built in 1836, has been extended and improved to include a 15' x 14' garden room with south facing window over the garden, fitted kitchen, fitted bathroom with shower, mains gas central heating to radiators.

The two front bay windows have been replaced with uPVC frame double glazing by Everest. The roof has been stripped, felted, new battens laid and the slates put back on within the last 15 years. In the original house there are exposed pine doors, skirting, floorboards, part double glazing, carpets and blinds. Outside there is a south facing mature and attractive landscaped garden and parking space.

The accommodation, with approximate measurements, comprises: -

Glazed door to

GARDEN ROOM (14'6" x 14'4")



of uPVC frame on low brick walls, double glazed windows with leaded light openings on two sides facing south over the garden area. Karndene board style light wood flooring and bamboo pattern border, exposed stonework and brickwork to two walls, power points, ceiling fan, obscure triple polycarbonate box profile roof, Venetian blinds. Doors to inner hall and

KITCHEN (11'0" x 6'5" max. measures)



Range of base and wall units in light wood installed about five years ago, integral electric oven, space and plumbing for washing machine, work surface with tiled splashback, inset stainless steel sink and mixer tap, inset four-ring gas hob with pull out hood and extractor over.



Flagstone floor, radiator, double glazed window to rear, doorway to

DINING ROOM (14'11" x 10'11")



Inset shelves to the side of a chimney breast with central heating boiler, exposed pine board floor, radiator, large window with wide pine sill to garden room, exposed pine door to

INNER HALL with pine board floor, glazed door to garden room, exposed pine door to

SITTING ROOM (13'9" x 10'3" plus bay window)



Feature Edwardian marble style fireplace surround with tiled inset, cast grate and tiled hearth housing a multi-fuel stove. Bookshelves each side of the chimney breast, radiator, exposed pine board floor and skirting, south facing bay window and uPVC frame double glazed windows on three sides.

Stairs with handrail from the inner hall to L-shaped

LANDING with radiator, inset with shelf, storage cupboard, access to loft space via a pull-down aluminium ladder with boarding, insulation and light.

BEDROOM 1 (14'10" x 10'4" plus bay window and alcove)



Edwardian style cast fireplace surround, fitted carpet, radiator, ceiling fan/light, original window to side.



Window with uPVC framed double glazed windows on three sides with



lovely views to south over the Frome Valley and Bromyard Downs.

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



Fitted carpet, radiator, window with wide pine sill to side.

BATHROOM (13'1" x 5'1")



Suite in white of shaped bath with mixer shower taps and tiled splashback, WC, hand basin with tiled splashback, shaving light and shelf over. Ladder style radiator/towel rail, double glazed window to side and high window to rear, glazed door to built-in tiled shower with electric unit, pine doors to airing cupboard with insulated hot water cylinder, immersion heater and shelving.

OUTSIDE



Set back from the road there are double gates to a block paved



CAR PARKING SPACE and block paving to garden room door.

THE GARDEN



This is to the front of the house, south facing and attractively laid out. It is fronted by paling on low brick walls and mature shrubs affording privacy.



Shaped block paved terrace with fish pool
Borders of numerous flowering and ornamental shrubs with wood edging, chipping area, outside lights.

OUTBUILDING (8'0" x 3'0") of brick used as garden shed and log store.

SERVICES

Mains electricity, gas and water on meters. Mains drainage.

COUNCIL TAX BAND - C

DIRECTIONS

From the town centre turn into Pump Street, at the T-junction with the main road go straight over into Tower Hill. Bear right at the brow into Highwell Lane and the property is on the right.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003501

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.