



Freehold House - Semi-Detached

2 QUARRY COTTAGES THE DOWNS, BROMYARD, HEREFORDSHIRE, HR7 4NU

£395,000

FEATURES

- Superb semi-detached cottage
- Exclusive rural location
- Spectacular far reaching views
- Three bedrooms
- Good sized gardens
- Detached studio



3 Bedroom House - Semi-Detached located in Bromyard

Conservatory

With hardwood flooring.

Utility Room

Plumbing for washing machine, space for tumble dryer and window.

Kitchen/Dining Room

Fitted with base and wall mounted units, sink unit, plumbing for dishwasher, electric cooker point, tiled floor, understairs storage cupboard, radiator, two windows to the rear and door to

Lounge

With hardwood flooring, recessed fireplace with wood burning stove and hardwood surround, radiator, windows to side and patio doors to front.

The staircase leads from the Kitchen/Dining Room to

First Floor Landing

With radiator and windows to front and rear.

Bedroom 2

With radiator and window to front.

Bathroom

With white suite comprising bath with mixer tap and shower, wash hand basin with cupboard under, WC, tiled effect floor, radiator and window.

Inner Landing

With storage cupboard.

Bedroom 1

With built-in wardrobe, hatch to roof space, radiator and windows to front and side.

Bedroom 3

With built-in wardrobe, radiator, shelving and window to side.

Outside

Carport

With parking for two vehicles.

Metal gate leading to a concreted parking area with stone retaining wall. The gardens have been attractively landscaped and have lawns with flagstone pathways and sleeper retaining walls with an extensive range of ornamental shrubs and trees. Immediately to the front of the property is a large paved patio, 3 GARDEN SHEDS and LOG STORE.

Rear pedestrian access gate leading to the Downs and outside oil boiler and oil storage tank.

Detached Studio

Insulated and with electric heating, lighting and power. Double doors leading to a sun deck. Ideal as a home office or gym.

Property Services

Mains electricity and water, private drainage system and oil fired central heating.

Outgoings

Water rates are payable.

Directions

What3words ///sparrows.forest.glory

From the Stourport Road B4203 turn onto the Burying Lane. Follow Burying Lane all the way to the top. Drive past a cluster of cottages on the left hand

side, keep going until the 'mini crossroads'. There is a green box and a grit bin. Turn left here and head for the big white house. The property will be found opposite.

Viewing Arrangements - Bromyard

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

Opening Hours

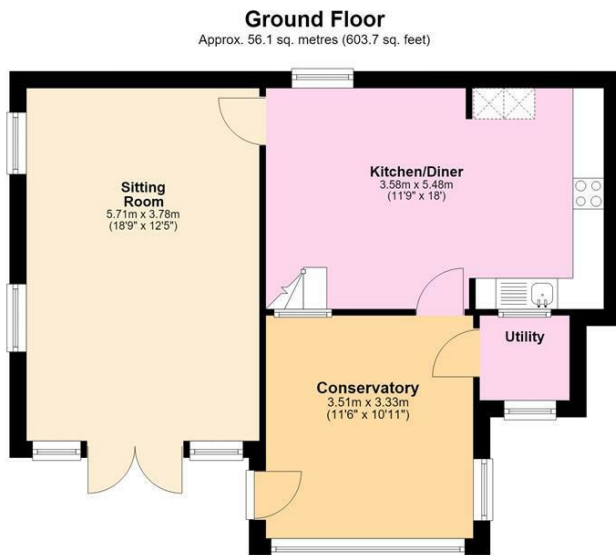
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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. 97.7 sq. metres (1051.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

