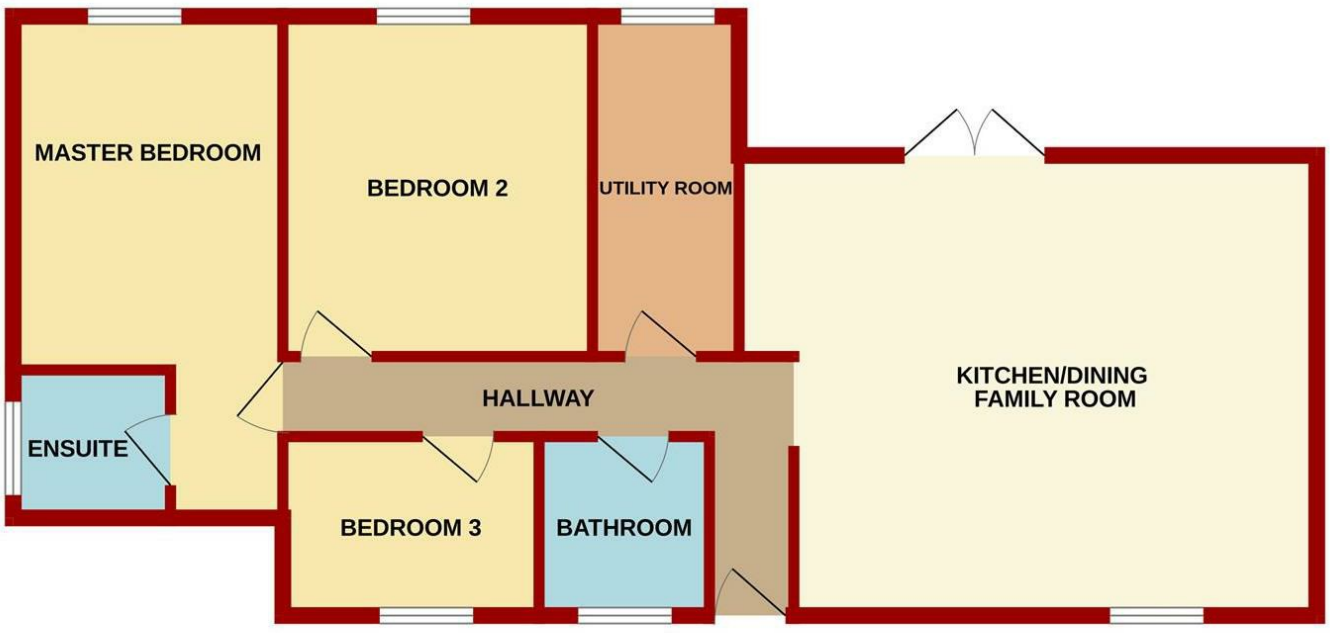
The Haven
Bromsash, Ross-On-Wye HR9 7PL

STEVE GOOCH
ESTATE AGENTS | EST 1985

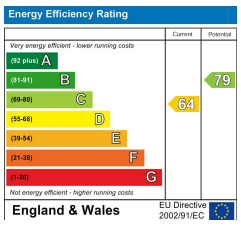


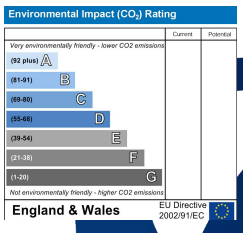
GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Guide Price £375,000

A FULLY RENOVATED and EXTENDED THREE BEDROOM DETACHED BUNGALOW having MASTER EN-SUITE, NEWLY FITTED KITCHEN, BATHROOMS and HEATING SYSTEM, FULLY RE-WIRED, LOW MAINTENANCE GARDENS, OFF ROAD PARKING, situated in a POPULAR VILLAGE LOCATION with ELEVATED VIEWS TOWARDS THE MALVERN HILLS, all being offered with NO ONWARD CHAIN.

Bromsash is a highly desirable rural hamlet situated amidst the beautiful rolling countryside of Herefordshire, just a short distance from the historic market town of Ross-on-Wye. Renowned for its peaceful surroundings, attractive landscapes and excellent connectivity, the area offers an exceptional quality of life for those seeking a balance between country living and modern convenience.

The nearby town of Ross-on-Wye provides a comprehensive range of amenities including independent shops, supermarkets, cafés, restaurants, healthcare facilities and highly regarded schools. The area is celebrated for its abundance of outdoor pursuits, with the nearby Wye Valley Area of Outstanding Natural Beauty offering miles of walking, cycling and riding routes through some of the region's most spectacular scenery.

Despite its rural setting, Bromsash enjoys excellent transport links. The M50 motorway is within easy reach, providing convenient access to Hereford, Gloucester, Cheltenham, Worcester and the wider motorway network. Rail services are available from nearby Hereford and Ledbury, offering connections to Birmingham, Cardiff and London.

The surrounding countryside is characterised by gently rolling hills, woodland, orchards and farmland, creating a picturesque backdrop throughout the seasons. The area remains popular with professionals, retirees and families alike, drawn by its combination of rural tranquillity, community spirit and accessibility.

Bromsash represents an increasingly rare opportunity to enjoy peaceful village-edge living within one of Herefordshire's most attractive and well-connected locations.















Double glazed front door into:

ENTRANCE HALL
Two single radiators, spotlighting. Opening through to:

KITCHEN / DINING / FAMILY ROOM
18'5 x 16'3 (5.61m x 4.95m)
Newly fitted kitchen with a range of base and wall mounted units, laminated worktops and tiled splashbacks, integrated oven, four ring hob, extractor fan, NEFF dishwasher, laminate flooring, two radiators, inset spotlighting, two front aspect windows, rear aspect double opening French doors enjoying views towards the Malvern Hills.

UTILITY ROOM
12'0 x 5'2 (3.66m x 1.57m)
One and a half bowl Belfast sink unit with mixer tap, worktops, tiled splashbacks, range of built-in cupboards below, plumbing for washing machine, consumer unit, extractor fan, laminate flooring, double radiator, rear aspect window.

BEDROOM 1
17'9 narrowing to 12'2 x 9'6 (5.41m narrowing to 3.71m x 2.90m)
Double radiator, access to roof space, rear aspect window enjoying views towards Linton Ridge.

EN-SUITE SHOWER ROOM
5'4 x 5'2 (1.63m x 1.57m)
Corner shower cubicle, accessed via sliding glazed doors with inset overhead shower system, built-in WC, wall mounted wash hand basin with mixer tap, tiled floor and walls, extractor fan, chrome heated towel rail, rear aspect frosted window.

BEDROOM 2
11'9 x 10'11 (3.58m x 3.33m)
Double radiator, rear aspect window enjoying views towards the Malvern Hills and Linton Ridge.

BEDROOM 3
9'0 x 6'0 (2.74m x 1.83m)
Single radiator, rear aspect window.

BATHROOM
6'3 x 6'0 (1.91m x 1.83m)
Claw bath with mixer tap, pedestal wash hand basin, WC, tiled floor, panelled walls, extractor fan, front aspect frosted window.

OUTSIDE
A gravelled driveway gives access to a parking and turning area, suitable for at least three vehicles. The garden measures approximately 70' x 30, is laid to lawn with gravelled pathway leading to the front door. This area is enclosed by hedging and fencing. There is an oil tank and the oil fired boiler. A small garden area to the rear has a lawn with gravelled seating area from the French doors in the kitchen / family room.

SERVICES
Mains electricity and water, septic tank, oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: A
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Newent, proceed on the B4221 towards Ross on Wye. Upon reaching Upton Bishop, turn left onto the B4224 towards South Herefordshire Golf Club. Continue for 1.5 miles and the property is on the right hand side as you enter the village of Bromsash, as marked by our 'For Sale' board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.