



Parc Glas Much Cowarne, Bromyard, HR7 4JQ



Sunderlands
Residential Rural Commercial



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**Parc Glass
Much Cowarne
Bromyard
HR7 4JQ**

Summary of Features

- Detached barn conversion
- Four bedrooms
- Open plan reception room
- Generous gardens, parking and outbuilding
- Sought after rural location
- Well presented throughout

Price Guide £585,000

Situated in the sought-after village of Much Cowarne, near Bromyard, this attractive barn conversion blends character with modern comfort. Offering four generous bedrooms, three bathrooms, and a spacious reception room with exposed timbers, it provides an ideal setting for family living. Beautifully presented throughout, the property sits on a generous plot with ample outdoor space to enjoy the peaceful rural surroundings. There is parking for up to multiple vehicles, along with a useful outbuilding, adding convenience for both residents and guests. Combining charm, space, and a desirable countryside location with easy access to local amenities, this is a wonderful opportunity to enjoy rural living without compromising on comfort or style.

Location

Set within the quintessential hamlet of Much Cowarne, this property enjoys a peaceful yet well-connected village setting. Everyday amenities can be found in the nearby village of Burley Gate, while the cathedral city of Hereford lies approximately 10 miles away. The attractive market towns of Bromyard and Ledbury are both within around 20 minutes' drive, offering a wide range of independent shops, restaurants, and local services. Combining rural tranquillity with excellent accessibility, the property is ideally positioned to enjoy the diverse attractions and conveniences of the surrounding area.

Accommodation

A welcoming entrance lobby provides access to the property, with stairs rising to the first-floor living accommodation. The impressive first floor enjoys a wonderful sense of space and light, enhanced by a vaulted ceiling with exposed beams and an attractive open-plan layout. The accommodation includes a spacious living space with a Juliet balcony overlooking the neighbouring countryside..

The living area flows seamlessly into the dining space and the immaculate kitchen/breakfast room, which has been fitted to a high specification and features a central island, providing both practical workspace and a natural divide between the kitchen and dining areas.

The ground floor provides the bedroom accommodation and has been thoughtfully arranged to create an ideal family layout. A central hallway gives access to all rooms and benefits from useful built-in storage cupboards, providing excellent space for coats, linen and household essentials. There are four well-proportioned bedrooms, three of which are generous double rooms. The principal bedroom enjoys the added luxury of a contemporary en-suite shower room, walk in wardrobe, while a second double bedroom also benefits from its own en-suite facilities, making it ideal for guests or older family members. The remaining bedrooms are served by a modern family bathroom, fitted with a quality suite comprising a bathtub, wash hand basin and WC.

Outside

The property is approached via a private gated gravel driveway providing ample off-road parking for several vehicles. The gardens have been designed for ease of maintenance and are predominantly laid to lawn. To the side of the property is an attractive patio seating area enclosed by walls, creating a sheltered suntrap ideal for al fresco dining and outdoor entertaining during the warmer months. Situated opposite the driveway is a detached outbuilding with double doors, offering excellent potential as a garage, workshop or additional storage space. Dimensions can be found on the accompanying floorplan.

Services

We understand mains water and electric are



connected to the property.
Oil fired central heating.
Shared private drainage.

Council tax band

Herefordshire council tax band - F

Tenure

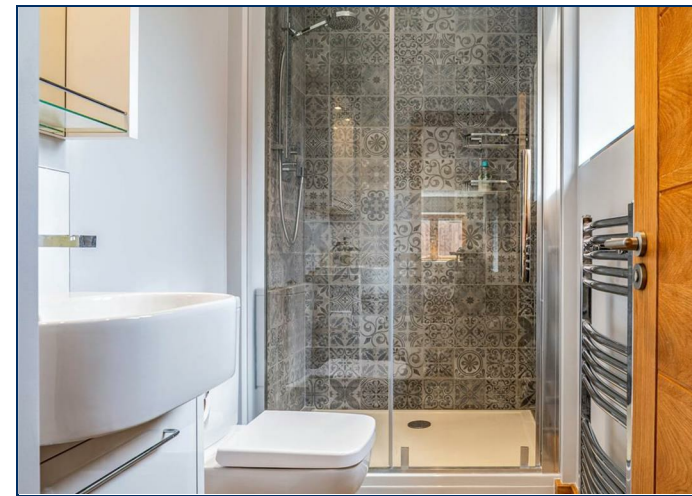
Freehold

Directions

From Hereford City, proceed on the Worcester Road A4103. Turn left towards Bromyard (A465). At the roundabout proceed straight over and after 1/4 of a mile turn right at the post office signposted Much Cowarne. Proceed for approximately one mile on Mill Lane and turn right towards the Church, at the staggered crossroads turn right signposted medieval Church. Turn right on Church Lane and follow the signs to the church and the property can be found on the left hand side.

Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





Sunderlands

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Approximate Area = 1735 sq ft / 161.1 sq m
Outbuilding = 324 sq ft / 30.1 sq m
Total = 2059 sq ft / 191.2 sq m
For identification only - Not to scale



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.