



Freehold House

# TUTHILL COTTAGE STOKE LACY, BROMYARD, HR7 4QZ

Under Offer

## £625,000

### FEATURES

- Charming detached cottage
- Lovely rural setting
- 3 bedrooms, 1 ensuite
- Outbuildings
- Solar panels
- Level garden of 1/3 acre



# 3 Bedroom House located in Bromyard

## Entrance Porch

With stable door, tiled floor and hardwood door in to the

## Sitting Room

With hardwood herringbone flooring, recessed stone fireplace, wood burning stove, raised tiled hearth, radiator, exposed ceiling timbers, window to front, internal window to the kitchen and door to the

## Study

With a radiator, exposed timbering, window to the front, storage cupboards, a cupboard housing the solar inverter and door into the

## Kitchen/Dining Room

Fitted with a range of traditional style base and wall units with wooden work surfaces, tiled floor, space for a range style cooker with extractor fan over, sink, radiator, roof window, 2 windows to the rear and door into the

## Living Room

With a wood burning stove, 2 radiators, downlighters, smoke alarm, central heating thermostat, 3 windows and double doors into the

## Garden Room

With hardwood flooring, windows to 3 sides and a door out to the garden.

## Utility Room

With a Victorian tiled floor, sink with work surface and cupboard under, space and plumbing for a washing machine and tumble dryer, under stair storage area, radiator and window to the rear.

## Downstairs WC

With WC, wash hand basin, shelving and light.

## Side Entrance Porch

A staircase leads from the utility room to the

## First Floor Landing

With a radiator and 2 windows to the rear.

## Family Bathroom

Fitted with a white suite comprising a bath, wash hand basin, WC, separate tiled shower cubicle with glass screen and mains fitment, radiator, access hatch to the roof space, airing cupboard and a towel rail/radiator.

## Bedroom 1

2 built in wardrobes, radiator, windows to both the front and side with a lovely view over adjoining farmland.

Ensuite Bathroom with a white bath, WC, wash hand basin, separate tiled shower cubicle glass screen and mains fitment, radiator, extractor fan and window to the rear.

## Bedroom 2

With radiator and window to the front.

## Bedroom 3

With radiator and window to the front.

## Outside

The property is approached via a splayed entrance with stone pillars and a gate leading to a sweeping gravel driveway with excellent parking and turning space.

There is an outbuilding comprising a stable tack room, garden store shed and a large workshop with light and power and a lean to storage area.

The majority of the south facing garden lies to the front of the property and is primarily laid to lawn with fruit trees, flower beds, paved patio, ornamental pond and a productive vegetable garden. There is access to the rear from either side of the property where there is a gravelled area, retaining wall, lawn, oil storage tank, outside lighting and a tap.

### Property Services

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

### Outgoings

Water rates are payable.

### Directions

From Bromyard take the A465 towards Hereford, on entering Stoke Lacy take the right hand turn just after The Plough as signposted Bredenbury, Tuthill Cottage is on the right hand side after approximately 3/4 of a mile.

What3Words///gardens.nanny.reseller

### Viewing Arrangements

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

### Opening Hours

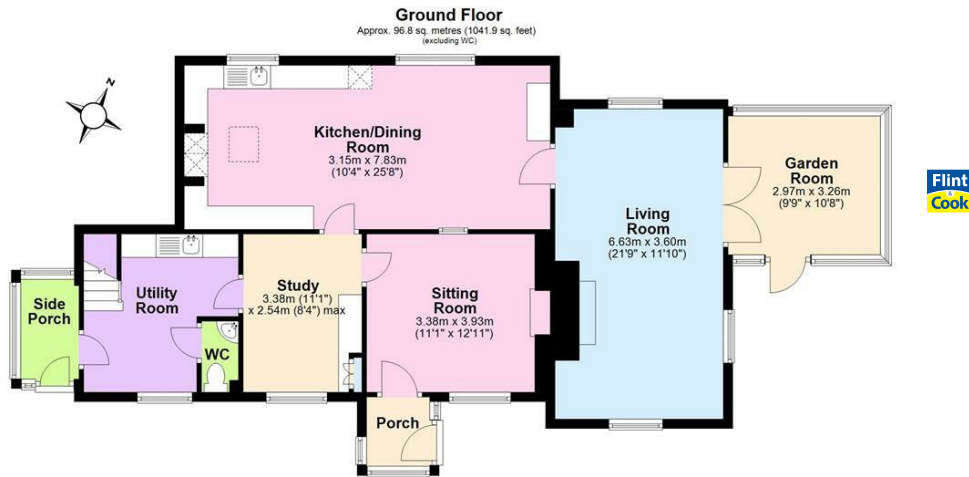
Monday - Friday 9.00 am - 5.30 pm

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. 155.6 sq. metres (1675.1 sq. feet)  
**Tuthill Cottage, Stoke Lacy, Bromyard**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(39-54)	E		
(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.

