



TUTHILL COTTAGE

STOKE LACY, BROMYARD HR7 4QZ

£625,000
FREEHOLD

Occupying an idyllic rural setting, a delightful detached cottage with 3 bedrooms (1 ensuite), excellent living space, outbuildings and lovely gardens. The original stone cottage has been extended and provides well-balanced accommodation with replacement double glazing, oil central heating, solar panels and is in immaculate order throughout.



TUTHILL COTTAGE

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



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

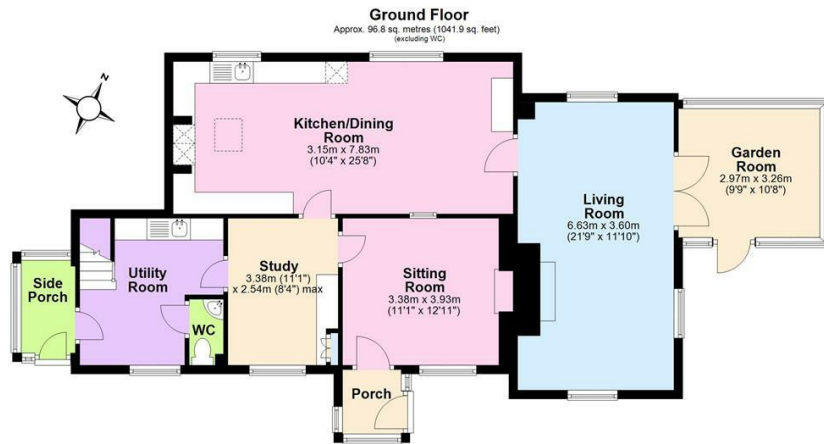
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

TUTHILL COTTAGE





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	

EPC Rating: D Herefordshire Council Tax Band: D

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/tenants are advised to recheck the measurements

Flint & Cook Bromyard Sales
37 High Street
Bromyard
Herefordshire
HR7 4AE

01885 488166
bromyard@flintandcook.co.uk
flintandcook.co.uk

