



The Stables

Bridge End, Much Cowarne, Bromyard, Herefordshire, HR7 4JL



COUNTRY & CLASSIC

The Stables

Spacious Two Bedroom Barn Conversion with Attractive Established Gardens to both Front & Rear. Immaculately Presented Throughout, Spacious Rooms with Exposed Beams & Vaulted Ceilings. Large Double Garage & Stunning Summerhouse. Quiet Rural Location with Fabulous Views & Easy Walking from the Door. Access to Bromyard, Malvern & Ledbury

THE PROPERTY

- Entrance Hall with Solid Oak Flooring, Large Built in Coat Cupboard Leading Through to Rear Hall with Half Glazed Door to Garden
- Fully Fitted Kitchen with Tiled Floor, Granite Worktop, 1.5 Ceramic Sink, Electric Nexus Rangemaster Cooker with Induction Hob. Integrated Dishwasher & Large Fridge. 2 Velux Windows & Window Overlooking Front Garden with Countryside Views
- Large Light Sitting/Dining Room with Solid Oak Floor, Vaulted Ceiling & Exposed Beams. Feature Fireplace with Woodburner. Large Windows & Glazed Door to Terrace & Garden. Attractive Bespoke Shelving
- Utility Room with Sink & Integrated Freezer & Washer/Dryer
- Downstairs Cloakroom
- Ground Floor Main Bedroom with Exposed Beams & Large Windows Overlooking Garden. Ensuite Shower Room & Two Large Built-in Wardrobes
- Second Double Bedroom on First Floor with Exposed Beams & Vaulted Ceiling. Double Aspect with Two Built-in Wardrobes
- Family Bathroom with Shower Over & Large Airing Cupboard

THE OUTSIDE

- South Facing Back Garden with Surrounding Flower Beds
- Large South Facing Flagstone Terrace with Attractive Iron Arch Trellis
- Substantial Summerhouse with Light & Electrics
- Front Garden with Gravelled Terrace & Iron Arch Trellis leading to Large Lawned Area with Fabulous Views Beyond
- Large Double Garage with Electric Door
- Garden Shed & Woodstore
- Further Lawned Area with Fruit Trees





FLOOR PLANS

Total Approx. Floor Area 1738 Sq. Ft. (162 Sq. M.)

The Stables, Bridge End, Much Cowarne, Bromyard

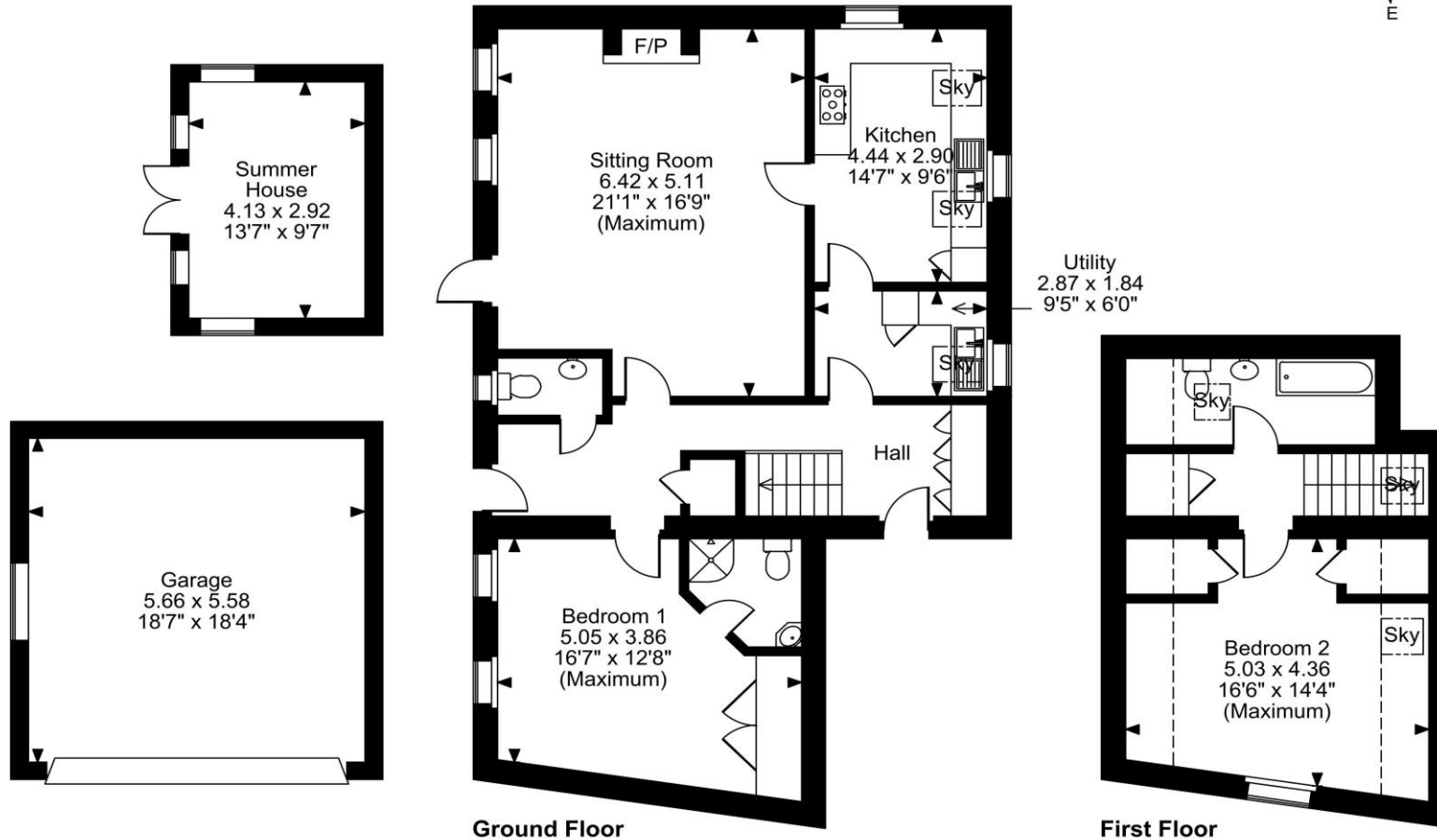
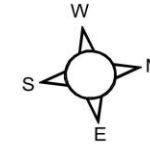
Approximate Gross Internal Area

Main House = 1268 Sq Ft/118 Sq M

Garage = 340 Sq Ft/32 Sq M

Summer House = 130 Sq Ft/12 Sq M

Total = 1738 Sq Ft/162 Sq M

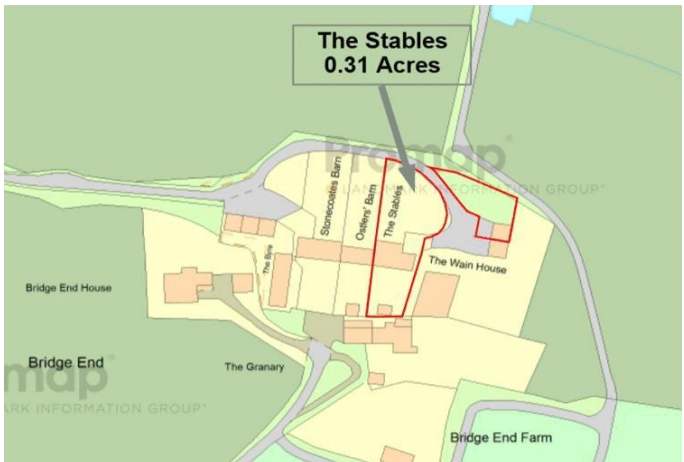


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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THE SITUATION

- Quiet Rural Location with Easy Access to Bromyard, Hereford & Worcester
- Bromyard 7 Miles, Ledbury 9 Miles, Great Malvern 10 Miles, all with Shops, Schools & Local Amenities, Mainline Stations in Ledbury & Malvern
- Hereford 10 Miles, Leominster 13 Miles, Worcester 17 Miles

PRACTICALITIES

- Grade II Curtilage Listed
- Council Tax Band D – Herefordshire Council
- Mains Electricity & Water
- Shared Private Drainage
- Ground Source Heat Pump Central Heating – Underfloor Heating Ground Floor, Radiators First Floor
- Broadband is Available
- Service Charge: £40.00 pcm

DIRECTIONS

What3Words: dreams.slant.conspired

HR7 4JL – NB Sat Nav is not accurate and runs out too soon.

From the A4103 take the small turning to Much Cowarne.

Continue along the lane for approx. 1.5 miles passing Hill End

Farm, a black & white cottage and a large farm with barns on the left. The tarmac driveway with a sign to The Stables is on

the right hand side opposite a border oak cottage. Follow the

drive all the way round to the left, The Stables is situated at the

far side of the barns

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



