

MISREPRESENTATION DISCLAIMER

Country	Energy Efficiency Rating	Country	Environmental Impact (CO ₂) Rating
 England & Wales Net Energy Efficiency: Higher - Lower: CSD - 100%	100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%	 England & Wales Net Energy Efficiency: Higher - Lower: CSD - 100%	100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%
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Measurements are approximate. Not to scale. Illustrative purposes only
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Guide Price £325,000

A CHARMING THREE / FOUR BEDROOM DETACHED COTTAGE IN NEED OF UPDATING and MODERNISATION, offering FLEXIBLE ACCOMMODATION, UTILITY ROOM, CELLAR, GARAGE / WORKSHOP, OFF ROAD PARKING for TWO VEHICLES and ENCLOSED REAR GARDEN.

Munderfield is set in a secluded, rural location within the beautiful Herefordshire countryside, close to the historic market town of Bromyard, which is easily accessible. The town is referred to as the "Town of Festivals", notable for its variety of traditional festivals held throughout the year. This property is well placed for the local towns of Ledbury, Malvern and Leominster, with the Cathedral cities of Hereford and Worcester within easy reach. This part of Herefordshire, which lies close to the Worcestershire border, is known for its traditional farms, undulating countryside and productive orchards.



Enter the property via half glazed door:

ENTRANCE HALL

Single radiator, side aspect window, fully glazed door leads to:

DINING ROOM

14'3 x 6'10 (4.34m x 2.08m)

Double radiator, exposed beams, exposed stone walling, side aspect window.

LOUNGE

18'6 x 12'11 (5.64m x 3.94m)

Double radiator, fireplace with inset wood burning stove, raised stone hearth, exposed beam, stairs to the first floor, three front aspect windows

KITCHEN

18'10 x 6'5 (5.74m x 1.96m)

Galley kitchen, single drainer sink with cupboard under, mixer tap, base and wall mounted units, breakfast bar, stove, exposed timbers, side and rear aspect windows, door to:

CELLAR

12'10 x 7'5 (3.91m x 2.26m)

Stone steps lead down into a very useful extra space.

UTILITY

7'6 x 6'11 (2.29m x 2.11m)

PLumbing for washing machine, space for fridge / freezer, rear aspect window overlooking the gardens.

BATHROOM

Single radiator, white suite comprising of bath with shower over and tiled surround, wash hand basin, WC, side and rear aspect windows.

CONSERVATORY

14'3 x 10'3 (4.34m x 3.12m)

Exposed timber floor, oil fired central heating and domestic hot water boiler, half glazed door through to the rear gardens.

RECEPTION / BEDROOM 4

13'4 x 7'0 (4.06m x 2.13m)

Single radiator, laminate flooring, front and side aspect windows.

FROM THE LOUNGE, STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Access to roof space, side aspect window.

BEDROOM 1

10'1 x 8'8 (3.07m x 2.64m)

Double radiator, central ceiling fan, large built in wardrobe with hang rail and shelving, cupboard over stairs, front aspect window with open outlook onto farm land.

BEDROOM 2

15'9 x 6'10 (low ceiling height) (4.80m x 2.08m (low ceiling height))

Double radiator, rear aspect window overlooking the gardens.

BEDROOM 3

7'7 x 7'3 (2.31m x 2.21m)

Double radiator, front aspect window with outlook onto open fields.

CLOAKROOM

Single radiator, white suite comprising of WC, wash hand basin with cupboards below, side aspect frosted window.

OUTSIDE

To the front of the property, steps lead to a paved garden area, outside lighting, walling surround, concrete driveway with parking for two vehicles lead through to:

GARAGE / WORKSHOP

18'0 x 11'2 (5.49m x 3.40m)

Double timber doors, power, lighting, two side aspect windows.

Gated side access leads to enclosed rear garden measuring approximately 40' x 30', which is laid to lawn with a small pond, patio area, outside lighting and tap with fencing surround.

SERVICES

Mains electric and water, drainage and oil fired central heating.

LOCAL AUTHORITY

Council Tax Band: E
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

WATER RATES

Welsh Water.

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, take the B4215 towards Ledbury and continue towards Bromyard, following signs for the A417/B4214. Continue along the B4214 towards Munderfield and follow the road through the rural area. Where the property can be located on right hand side 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).