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Little Cowarne, Bromyard, HR7 4RG

Guide Price £925,000

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GLASSHOUSE

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A Truly Exceptional Detached Country Cottage in Little Cowarne, Herefordshire. Beautifully extended and set within approximately 1 acre of landscaped and productive gardens, enjoying outstanding far reaching views across the surrounding Herefordshire countryside.

The property further benefits from a superb detached garden room, a stunning open plan kitchen/breakfast space, three versatile reception rooms, two solar panel arrays, and generous driveway and carport parking.

Set in an elevated position with uninterrupted views across rolling Herefordshire countryside, this captivating and thoughtfully extended home offers a rare balance of character, modern living and lifestyle flexibility. The property has been significantly improved by the current owners, combining the charm of the original cottage with high quality extensions and a carefully designed layout that works exceptionally well.

The house sits centrally within its plot, with the grounds arranged to provide distinct areas of formal garden, productive growing space and natural surroundings. A key highlight is the superb standalone garden room, positioned to take full advantage of the views with its own sun terrace and offering a versatile additional living space.

The property is ideally suited to buyers looking for a semi-rural lifestyle, with the ability to enjoy space, privacy and a degree of self-sufficiency, without compromising on comfort or finish.





Kitchen/Breakfast Room: A standout feature of the property, forming the true heart of the home. This impressive open plan space combines a contemporary gloss kitchen with a striking glazed breakfast area, designed to maximise light and outlook. The kitchen is centred around a large T-shape island unit, providing extensive storage and preparation space, complemented by a range of contemporary wall and base units with work surfaces over. The layout is both functional and sociable, ideal for modern family life.

The breakfast area is set under a vaulted ceiling with skylights above. French doors and glazing frame far reaching views across the surrounding countryside, with the doors opening directly onto the terrace to create a seamless connection between inside and out. This is a particularly well executed space, finished to a high standard and positioned to make the most of the setting.



Sitting Room: A superb main reception room, forming part of a later extension and offering a generous, light filled space with a distinct character. The room features a vaulted ceiling with exposed timbers, creating a real sense of height and openness, while a contemporary woodburning stove set within a brick fireplace provides a strong focal point. French doors open directly onto the decking terrace, allowing for an easy connection to the outside space, while multiple windows ensure excellent natural light throughout the day.





Bedroom 1 with Walk-in Wardrobe & Ensuite: A spacious principal bedroom suite, enjoying an elevated position with far reaching countryside views. French doors open inwards to a Juliet balcony, allowing the outlook to be fully appreciated and bringing in natural light. The room benefits from a massive, fully fitted walk-in wardrobe, as well as a private ensuite shower room, all combining to offer the impressive executive suite that this house deserves.



Study: Located between the landing and main bedroom suite, presenting an ideal spot for a study desk or reading nook.

Bedrooms 2 & 3: Two comfortable size double bedrooms, both enjoying pleasant views across the surrounding gardens and beyond.



Family Bathroom: Fitted with a modern suite and fully tiled walls with niches, serving the remaining bedrooms. Includes a full-size bath, vanity unit with chrome waterfall tap, low flush WC, anthracite towel radiator and LED mirror.



The outside space is a defining feature of the property and has been thoughtfully designed to create a balance between formal gardens, productive land and natural surroundings. Immediately around the house are stunning, landscaped gardens with a delicate touch of mediterranean style, arranged with paved terraces, well stocked borders and a wide variety of established planting. These areas provide multiple seating spaces, positioned to enjoy both the sun and the views throughout the day.

A particularly important feature is the striking and highly versatile garden room. Finished to a high standard, this space includes a vaulted ceiling with skylight windows, exposed stonework and a woodburning stove, creating a warm and characterful interior.



Glazed bi-folding doors open onto a magnificent sun terrace, with glass balustrade, perfectly positioned to take in the panoramic countryside views. This building offers excellent flexibility and could be used as a home office, studio or entertaining space, set slightly away from the main house to provide a sense of privacy.

Beyond the formal gardens lies the productive section of the plot behind the house, which are carefully laid out with a series of raised vegetable beds, a large polytunnel and a greenhouse. This area is ideal for those looking to grow their own produce and enjoy a more self-sufficient lifestyle, with clear organisation and space for further development if required. The remainder of the land is laid to lawn and more natural areas including a mature woodland, enhancing the privacy and overall setting.



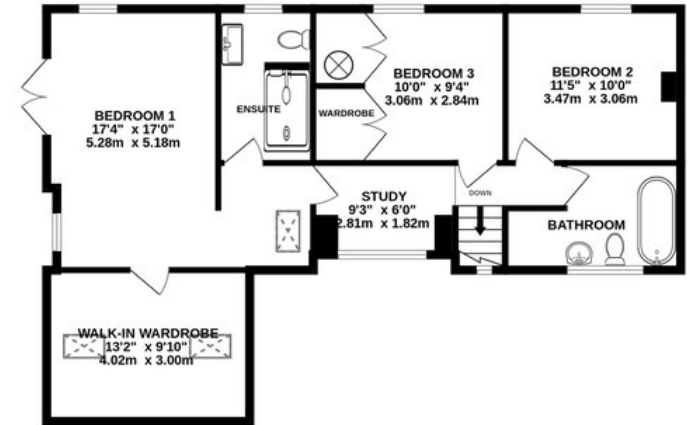
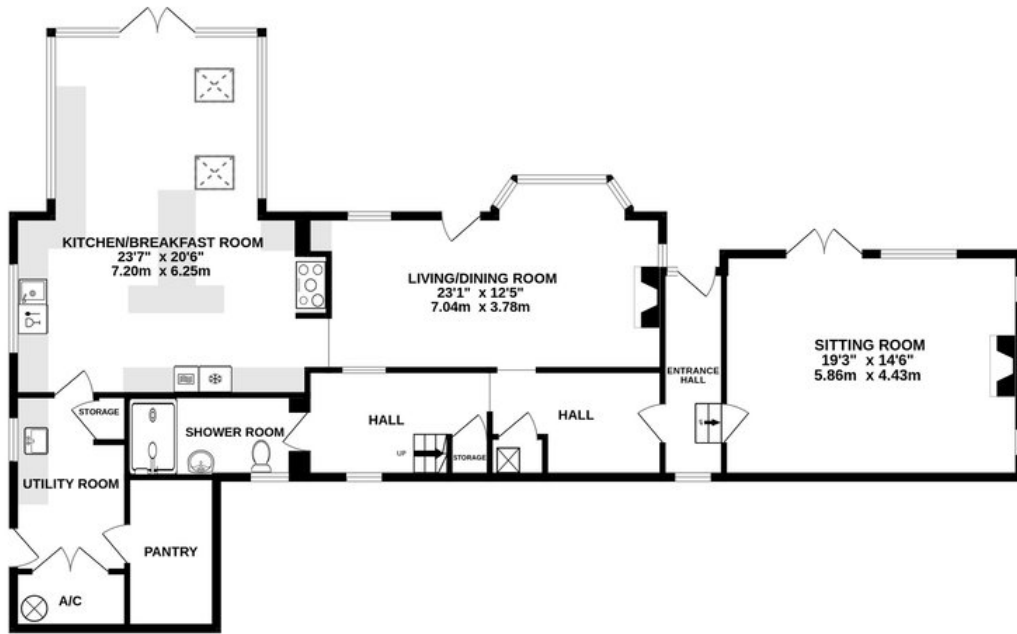
The property also benefits from two solar panel arrays, contributing to energy efficiency and supporting the sustainable feel of the home, with tax-free profits between 3.5k – 4k per annum.

At the approach, a gravel driveway provides ample parking for multiple vehicles with turning space, leading to a double carport.

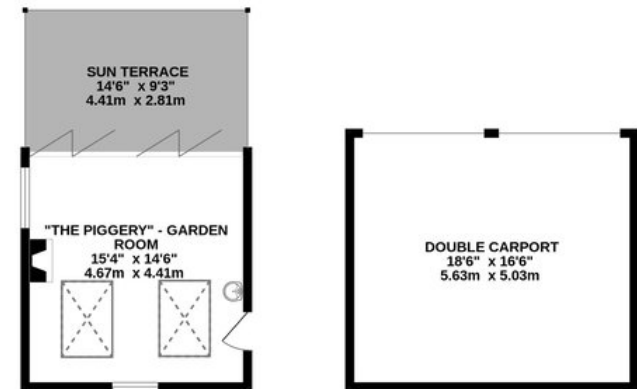
Practicalities

Herefordshire Council Tax Band 'D'
Air Source & Oil-Fired Central Heating
Double Glazed Throughout
Mains Water & Electricity
Private Drainage (septic tank)
2 Grid-Fed PV Solar Arrays (combined FiT approx. 3.5k – 4k per annum)
Fibre Broadband Available





OUTSIDE



TOTAL FLOOR AREA : 2674 sq.ft. (248.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

