

FOR  
SALE



The Elms, Tedstone Wafre, Bromyard, Worcestershire HR7 4PX

OIEO £500,000 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 [bromyard@flintandcook.co.uk](mailto:bromyard@flintandcook.co.uk)

## PROPERTY SUMMARY

This excellent detached property is conveniently located just off the B4203 in the parish of Tedstone Wafre, just 4 miles north of the popular market town of Bromyard, and also well placed for access to the cathedral cities of Hereford (19 miles) and Worcester (14 miles) with the M5 motorway link, and the historic towns of Stourport (12 miles) and Malvern (18 miles). The property is in the catchment areas for Clifton Primary School and The Chantry High School in Martley, however there are primary and secondary schools in Bromyard itself. Bromyard Downs are nearby and provide some lovely walks, as do the Malvern Hills.

The original cottage has been significantly extended and provides very spacious accommodation which extends to approximately 2100 sq feet, has oil central heating and double-glazing, but would now benefit from a degree of updating and offers scope for further extension (subject to necessary planning consents). There is ample off-road parking and a large double garage, and mature gardens and grounds extending to approximately 1 acre.

## POINTS OF INTEREST

- *Substantial detached cottage*
- *Convenient rural location*
- *3/4 bedrooms (1 en-suite)*
- *3/4 reception rooms*
- *Double garage, ample parking*
- *Gardens and grounds about 1 acre*



## ROOM DESCRIPTIONS

### Recessed porch

Door to

### Reception hall

Hardwood flooring, radiator, central heating thermostat.

### Lounge

This has been adapted to be used as a ground floor bedroom with laminate flooring, radiator, windows to front and rear, 2 electric storage heaters and a shower room having tiled shower cubicle, mains shower with overhead and hand-held fittings, glass screen, wash hand basin, WC, ladder-style radiator, window.

### Sitting room

Recessed Inglenook-style fireplace with wood burning stove on a quarry tile hearth, radiator, exposed timbering, deep sill window, double doors to front, connecting door to the

### Inner hall/study

Radiator, window to front, door to

### Utility/downstairs cloakroom

Plumbing for washing machine, sink unit with worktop, low flush WC, oil central heating boiler, storage cupboard, window.

### Dining room

Quarry tiled floor, radiator, fitted dresser-style unit, 2 sets of double doors to front, bay window to side, wide archway to the

### Kitchen

Fitted with contemporary-style base units with worksurfaces and tiled splashbacks, 1 1/2 bowl sink unit with waste disposal, built-in dishwasher, built-in electric double oven, 4-ring gas (LPG) hob, extractor hood, quarry tiled floor, hatch to roof space, window to rear, door to

### Lean-to porch

The main staircase leads from the study area to the

### First floor landing/bedroom

Window to front.

### Bedroom 1

Feature brick fireplace, exposed timbers, radiator, window to front.

### Bedroom 2

Fitted wardrobe, radiator, windows to front and side.

### Shower room

Tiled shower cubicle with mains fitment, WC, wash hand basin, radiator.

The secondary open-tread staircase leads from the entrance hall to the

Small landing area and

### Bedroom 3

Access into eaves, radiator, 2 windows and an En-suite Shower Room having tiled shower cubicle with mains fitment and glass screen, wash hand basin with cupboard under, WC, ladder-style radiator, extractor fan.

### Outside

The property is approached via a wooden 5-bar gate that leads to a large gravelled parking and turning area. There is an adjoining Double Garage with up-and-over door, light and power, windows and rear access door.

The Elms stands in approximately 1 acre of mainly lawned gardens and grounds which are enclosed by hedging and fencing. There is a variety of ornamental shrubs and mature trees. There is further vehicular access, hard-standing for a former outbuilding, a small area of overgrown woodland, and to the front of the property there is a quarry-tiled seating area.

### Services

Mains water and electricity are connected. Private drainage system. Oil-fired central heating.

### Outgoings

Council tax band E, payable 2024/25 £2577.98. Water rates are payable.

### Directions

From Bromyard proceed towards Stouport on the B4203 for about 4.5 miles and the property will be found on the right-hand side, immediately past the right-hand turning for Harpley.

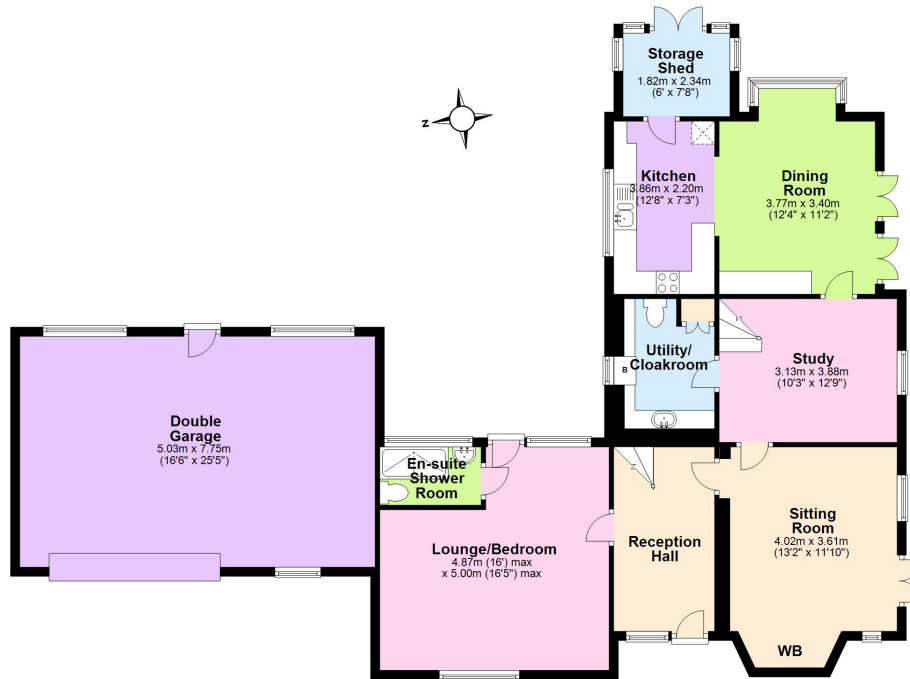
### Viewing

Strictly through the Agent, Flint & Cook, 01885 488166.

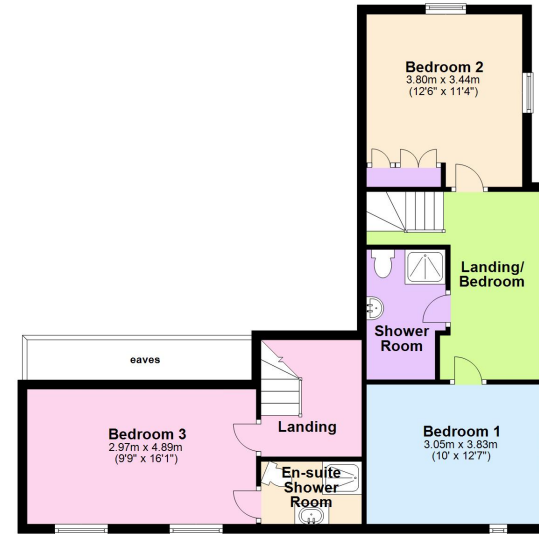
### Money laundering regulations

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

**Ground Floor**  
Approx. 137.4 sq. metres (1479.1 sq. feet)



**First Floor**  
Approx. 85.5 sq. metres (705.6 sq. feet)



Total area: approx. 203.0 sq. metres (2184.6 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**The Elms, Tedstone Wafre, Bromyard**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
		<b>73</b>
	<b>37</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		