



# Fairview

The Downs  
Bromyard  
HR7 4NU



# Fairview, The Downs, Bromyard, Hereford HR7 4NU

An individually designed detached property in a lovely rural location on the edge of Bromyard within easy reach of the town centre with excellent views, 4 bedrooms ( 2-ensuite ) and a double garage. The property extends to 1,963 square feet and also has a car port plus gardens and grounds which extend to approximately 3 acres.

Fairview occupies a glorious elevated location on the edge of The Downs with lovely views, it is about three quarters of a mile from the town centre and is well placed for access to the cathedral cities of Hereford (14 miles) and Worcester (13 miles - M5 / M50 link).

Bromyard is a thriving market town with a range of local shops, a leisure centre, a theatre, churches and both primary and secondary schools.

The original property has been extended and provides immaculately presented accommodation, incorporating a lower ground floor, a large terrace and has replacement double glazing, airtsource heating, solar panel and versatile accommodation which has the potential to incoroporte the double garage to provide a separate annexe.

There is a long sweeping entrance drive, lawned gardens, grounds which are planted with mixed native trees and the whole extends to approximately 3 acres.

## **Entrance Hall**

With a range of built in storage cupboards, including a built-in fridge and built-in freezer, radiator and a door into the lounge/ dining room.

## **Lounge/Dining Room**

With a coal effect electric fire with surround, two radiators, windows to front and rear and patio doors to the side.

## **Kitchen/Breakfast Room**

Fitted with a range of wood effect base and wall units with work surfaces, tiled splash backs, sink units, a built in electric oven with warming tray and a microwave, 4 ring induction hob and extractor hood, built in refrigerator, built in freezer, built in dishwasher, vertical radiator, window to the rear, door to the terrace and hatch to the roof space.

## **Inner Hall**

With smoke alarm and radiator, cupboard housing the hot water cylinder and solar controls. Staircase leading to the lower ground floor.

## **Utility Room**

With a tiled floor, sink unit with cupboard under, plumbing for a washing machine, there are storage cupboards, one of which incorporates a fold out bed, a radiator and a window.

## **Bedroom 1**

With storage cupboard, walk in wardrobe with storage trays and hanging rail, access to storage, a radiator and window overlooking the grounds. Further window to the side.

## **En-suite Bathroom**

Has a bath, wash hand basin with cupboard under, WC, bidet, separate tiled shower cubicle with mains shower fitment and glass screen, wall mounted lighting and window.

## **Bedroom 2**

With a radiator and window.

## **Bedroom 3/Study**

With radiator and window.

## **Bathroom**

With white suite , bath, wash hand basin with cupboard under, WC with concealed cistern, bidet, separate tiled shower cubicle with mains fitment and glass screen, vertical radiator, tiled floor, extractor fan, wall lights and window, stereo sound system.

## **Lower Ground Floor - Cloakroom**

With WC, wash hand basin, tiled floor, radiator and a window.

## **Lower Ground Floor - Bedroom 4/Study 2**

Having skirting heating and a window overlooking the garden.



### Integral Double Garage

With two remote-controlled roller shutter doors, light, power, smoke alarm, sink unit, and window to the side.

### Outside

The property is approached via a cattle grid which leads to a long sweeping driveway which terminates to the side of the property where there is a parking and turning area and access to the integral garage.

Beyond the drive there is a further concrete driveway which leads to a covered car port, then there are double gates leading to a paved patio with water feature and summer house and adjoining store.

There is an enclosed lawned garden, access to the paved terrace with iron railings. The grounds lie to the front of the property and lead onto an area of woodland.

### Agents Note

The trees in the plantation are owned by the Forestry Commission, should the purchaser wish to remove them they would need consent in order to do so - subject to a compensation payment.

### Services

Mains electricity, water, private drainage, air source central heating, telephone (subject to transfer regulations).

### Outgoings

Council tax band G - £3804.40 payable 2024/2025  
Water rates are payable.

### Directions

From Bromyard proceed towards Stourport on the B4203 after a 1/2 of a mile turn right past the Holly Tree B&B into Burying Lane, after 50 yards turn right and the entrance to Fairview is on the left-hand side over the cattle grid.

### Viewings

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

### Money Laundering Regulations

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC





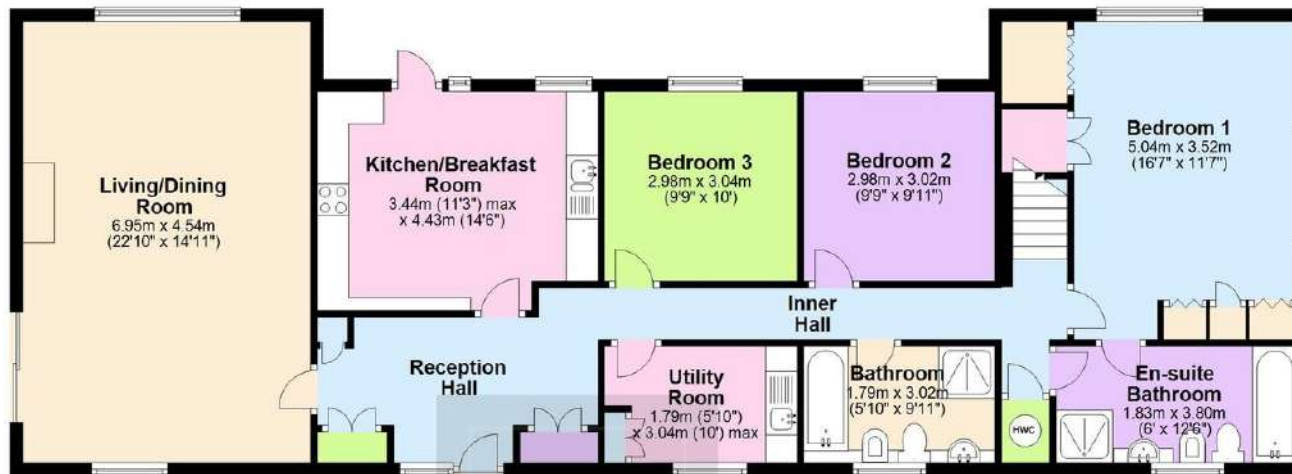
### Lower Ground Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



### Ground Floor

Approx. 127.4 sq. metres (1371.2 sq. feet)



Total area: approx. 182.4 sq. metres (1963.6 sq. feet)

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

Fairview, The Downs, Bromyard



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