



Mulberry,  
Bromsberrow Heath Ledbury HR8 1NX

**£550,000**



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

Mains electricity, water and drainage,  
LPG gas central heating.

**Outgoings**

Council Tax: Band D

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979,  
we have a legal obligation to financially  
qualify every offer before it is conveyed  
to the vendors.

N.B. Appliances listed in these details  
have not been tested by the Agents. Any  
prospective purchasers should satisfy  
themselves that they are, in fact, in  
working order.

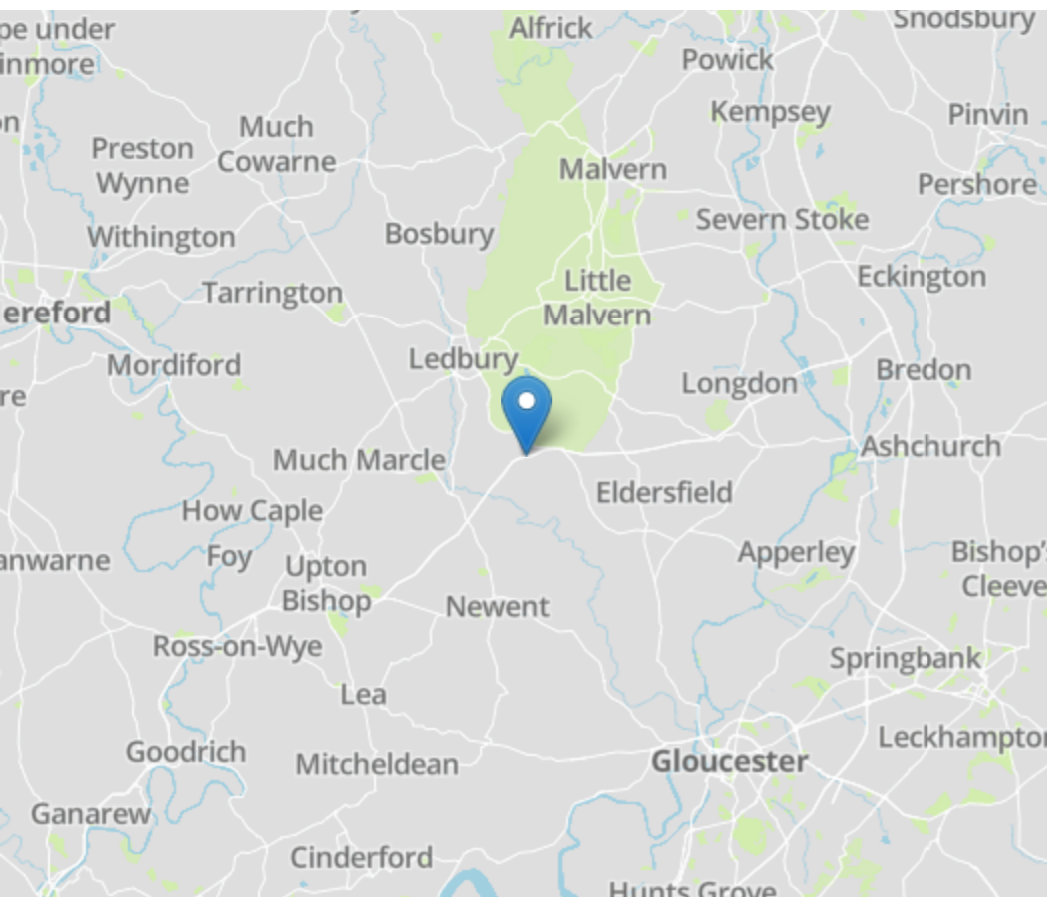
**Opening Hours**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

**DIRECTIONS**

From our office proceed on the A449, at the roundabout take the A417 towards Gloucester, after approximately 3 miles turn right signposted Bromsberrow Heath continue onto Bell Lane and Mulberry can be found on the right hand side.



**Energy Efficiency Rating**

| Very energy efficient - lower running costs | Current | Potential |
|---|---------|-----------|
| (92 to 100) <b>A</b>                        |         |           |
| (81 to 91) <b>B</b>                         |         |           |
| (69 to 80) <b>C</b>                         |         |           |
| (65 to 68) <b>D</b>                         |         | 67        |
| (39 to 64) <b>E</b>                         | 39      |           |
| (21 to 38) <b>F</b>                         |         |           |
| (1 to 20) <b>G</b>                          |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Wales & N.Ireland                  |         |           |
| EU Directive 2002/91/EC                     |         |           |

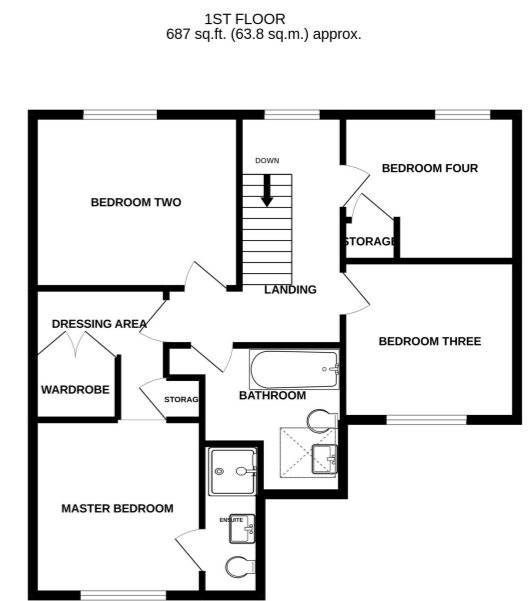
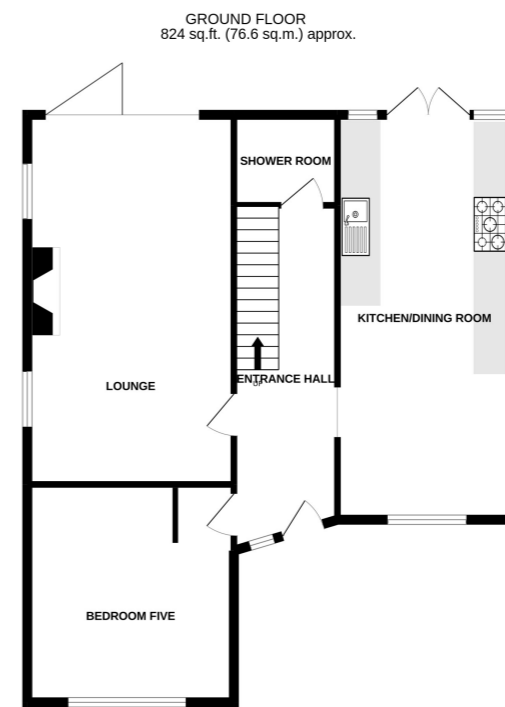
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

- Set in a popular village location.
- An immaculately presented detached house.
- Large Reception Rooms.
- Five Bedrooms.
- Three Bathrooms.
- Large Easily Maintained Garden with Hot Tub.
- Workshop and Store.
- Games Rooms.
- Off Road Parking For Several Cars.

**Hereford 01432 343477**

**Ledbury 01531 631177**





TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) approx.  
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## Mulberry

### Situation and Description

Mulberry is situated within the popular and village of Bromsberrow Heath which is easily accessible to Ledbury. The property offers spacious accommodation throughout to include large Lounge and Kitchen/Dining Room, Five Bedrooms, Three Bathrooms. Large gardens form a delightful feature of the property and include decked area with sunken hot tub, artificial grass, two Games Rooms, Workshop and Store.

Internal viewing highly recommended and in more detail the accommodation comprises:

### Ground Floor

#### Reception Hall

with radiator, power points, doors to:

#### Lounge

12' 4" x 22' 3" (3.76m x 6.78m) with two windows to side, large Bi Fold door to rear opening onto the raised deck, feature wood burning stove with tiled hearth and wooden mantle, radiator, power point, T.V point.

#### Kitchen/Dining Room

10' 4" x 24' 6" (3.15m x 7.47m) with window to front, and large double doors to rear opening onto the raised deck, range of wooden worktops with cupboards and drawers under, inset sink with drainer, space for range style cooker (present one

will remain), with stainless steel extractor hood over, eye level wall cupboards, space for washing machine, dishwasher, tumble dryer and American style fridge/freezer, wall mounted Vaillant central heating boiler, tiled splashbacks, power points, radiator, tiled flooring.

#### Bedroom Five

12' 4" x 12' 4" (3.76m x 3.76m) with window to front, radiator, power points.

#### Shower Room

with window to rear, shower cubicle, low flush w.c., vanity unit with inset wash basin with cupboards under, ladder style radiator, tiled splashbacks, extractor fan.

### First Floor

#### Landing

with window to rear overlooking the garden, hatch to roof space, radiator, power points. Doors to:

#### Master Bedroom

10' 4" x 10' 0" (3.15m x 3.05m) with window to front, radiator, power points, T.V point, double wardrobes in the dressing area. Doors. to:

#### En-Suite

with shower cubicle, low flush w.c., vanity unit with inset wash hand basin and cupboards under, ladder style radiator, extractor fan, tiled splashbacks.

#### Bedroom Two

10' 7" x 12' 4" (3.23m x 3.76m) with window to rear overlooking the garden, radiator, power points, T.V point.

#### Bedroom Three

10' 4" x 9' 7" (3.15m x 2.92m) with window to front, radiator, power points.

#### Bedroom Four

10' 4" x 8' 11" (3.15m x 2.72m) with window to rear, radiator, power points, door to Storage Cupboard.

#### Bathroom

with Velux window, panelled bath with mixer shower over, low flush w.c., vanity unit with inset wash basin and cupboards under, ladder style radiator, extractor fan.

### Outside

#### Approach

The property is approached via a tarmacadam drive with gravelled parking area with space for a number of cars, wooden double gates lead to a further drive and adjacent artificial lawned foregarden with raised well stocked shrubbery bed.

#### Workshop

9' 9" x 13' 6" (2.97m x 4.11m) with window to side, power and light connected, door to:

#### Garden Store

9' 9" x 12' 10" (2.97m x 3.91m) with power and light connected.

#### Garden

The rear garden forms a delightful feature of the property and comprises a raised covered deck with sunken hot tub, power and lighting, steps lead to a block paved patio seating area with block paved pathway, artificial sleeper edged large lawn, fire pit, Garden Store with Treehouse above. At the bottom of the garden are two useful Games Rooms with power and light connected. The garden is enclosed on all sides and offers security for both pets and children.



## At a glance...

- Lounge  
12'4 x 22'3 (3.76m x 6.78m)
- Kitchen/Dining Room  
Bedroom Five  
12'4 x 12'4 (3.76m x 3.76m)
- Master Bedroom  
10'4 x 10' (3.15m x 3.05m)
- Bedroom Two  
10' 7 x 3.23m x 3.76m)
- Bedroom Three  
10'4 x 9'7 (3.15m x 2.92m)
- Bedroom Four  
10'4 x 8'11 (3.15m x 2.72m)
- Workshop  
9'9 x 13'6 (2.97m x 4.11m)
- Garden Store  
9'9 x 12'10 (2.97m x 3.91m)

## And there's more...

- Immaculately Presented.
- Detached House.
- Large Reception Rooms.
- Five Bedrooms.
- Three Bathrooms.
- Large Garden.
- Ample Off Road Parking.

## Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.