



The Old Coach House

Stoke Lacy, Bromyard, Herefordshire
HR7 4HH



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Occupying a convenient village location, a substantial (about 2000 sq ft) detached Period property with 4 bedrooms (1 en-suite), adjoining outbuildings including workshops and a studio, detached Annexe, ample parking and part-walled courtyard-style gardens.

This attractive detached property is located on the A465 in the heart of the village of Stoke Lacy opposite the church of St Peter and St Paul, just 4 miles from the historic town of Bromyard between the cathedral cities of Hereford (11 miles) and Worcester (18 miles), with access to the M5 motorway.

The property was the original Coach House to the Victorian Rectory, and has been converted to provide a substantial family home (extends to almost 2000 sq ft) and has a range of useful outbuildings including workshops, storage areas and gallery/studio. There is double-glazing, oil central heating, excellent parking, enclosed courtyard garden and a self-contained Annexe - ideal for a relative, air bnb, etc.

The whole is more particularly described as follows:

Dining Room

With original wooden door, decorative cast-iron fireplace with Period surround, flagstone flooring, window to front, door to

Shower Room

Shower cubicle with mains fitment, pedestal wash-hand basin, low-level WC, extractor, ladder-style radiator, shaver light/point, tiled floor.

Sitting room

Recessed fireplace with wooden surround and slate hearth, 2 radiators, windows to front and rear, French doors to front courtyard terrace, carpet, door to

Side hall

Staircase to first floor and bedroom 1, door to

Study

Radiator, window to rear, carpet.

Garden/play room

French doors to courtyard, painted exposed brickwork, tiled floor.

Kitchen/breakfast room

Terracotta tiled floor, range of fitted oak units with worksurfaces, built-in electric oven, 4-ring hob, Belfast sink unit with mixer tap, plumbing for dishwasher, 2 windows, French doors to front, door to

Utility Room

Stainless steel sink unit with cupboard under, tiled floor, recessed shelving, plumbing for washing machine and window.

Side Porch

With door from the kitchen, window and external door.

A staircase leads from the Sitting Room to the

First Floor Landing

Window to rear, carpet, exposed ceiling beam.

Bedroom 4

Radiator, window to front, recess with shelving, carpet, half door to bedroom 1.

Main shower room

Tiled shower cubicle with shower fitment and glass screen, wash hand basin and WC, large walk in airing and storage cupboards with hot water cylinder and slatted shelving, ladder-style radiator, extractor fan, hatch to roof space, window to side.

Bedroom 3

Radiator, window to front, carpet.

Bedroom 2

Juliette balcony with French doors overlooking the garden, radiator, carpet.

Bedroom 1

Full-height ceiling, exposed timbering, cupboard, 2 radiators, walk-in wardrobe, French doors to Juliette balcony, window to side, carpet and door to En-suite shower room with tiled shower cubicle with shower fitment and glazed screen, wash hand basin with store cupboards under with tiled top, WC, extractor, ladder-style radiator, travertine style floor, window.

Outside

The property is approached via double gates that lead to a large gravelled parking and turning area. There is an external central heating boiler. Immediately adjoining the property is a stone terrace and there are enclosed courtyard gardens, including a lawn, vegetable garden, range of ornamental shrubs and a wildflower garden with box hedges.

Adjoining the property there are a range of single-storey outbuildings including storage rooms, workshop and a splendid gallery/studio with exposed ceiling beams and electricity. Outside lights and water tap, oil-storage tank.

There is a **self-contained detached Annexe** approached through a stable door into the kitchen/living area with exposed and painted stonework, a woodburning stove, electric storage heater and 2 windows to front. the kitchen area is raised with a flagstone floor, Belfast sink unit, wooden worksurface, built-in breakfast bar, window to front.



There is access to the **Inner Hall** with door to the **Bedroom** with storage heater, window, and the **Shower Room** with large tiled shower cubicle and electric shower fitment, wash hand basin, WC, window, towel rail and storage cupboard.

Services

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

Outgoings

Council tax band F, payable 2024/25 £3340.95. Water rates are payable.

Directions

What3words ///bolsters.dangerously.noble

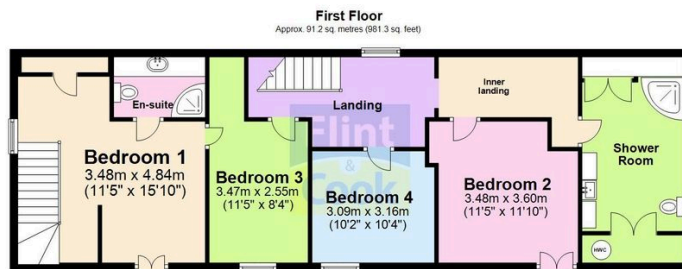
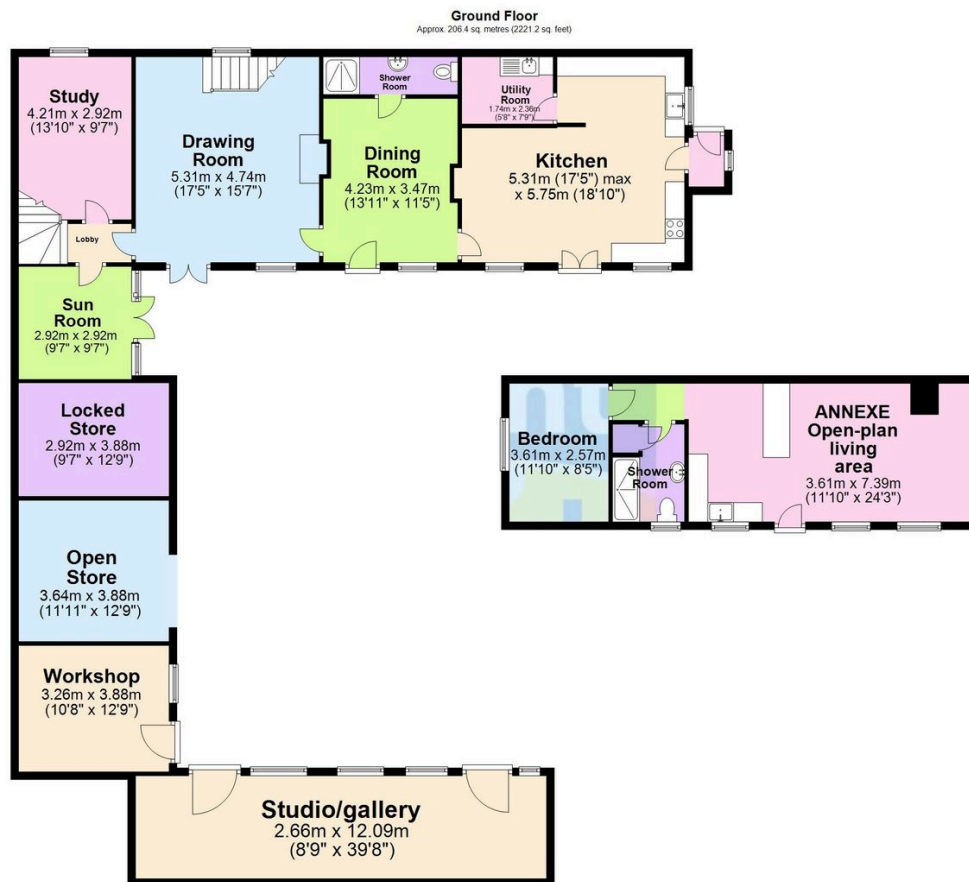
Viewing

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

Money Laundering Regulations

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





Total area: approx. 297.5 sq. metres (3202.5 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



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