

## Rose Cottage, Stokes Lane Stoke Lacy Bromyard HR7 4HD Offers in Region of £595,000



- A charming cottage with stabling and land in a peaceful rural location.
- Two reception rooms.
- 2/3 Bedrooms.
- Wealth of character and charm.
- potential to extend (s.t.p.p.)
- Off road parking & car port.
- Views over surrounding countryside.
- Idyllic rural location.
- Total of 4.37 Acres.

### GENERAL INFORMATION

#### Tenure

Freehold

#### Services

Mains water, electricity, septic tank drainage, LPG heating.

#### Outgoings

Council Tax: Band E

#### 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](http://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

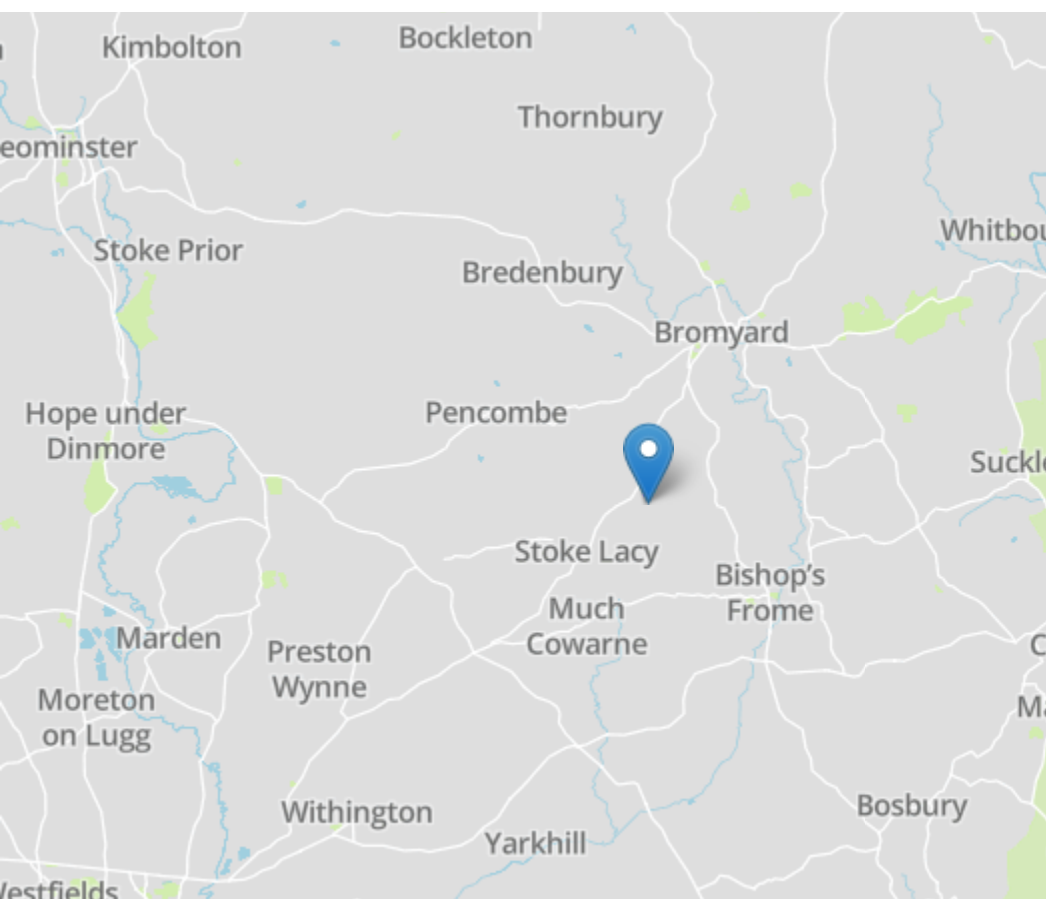
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>		
		81
		21
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.

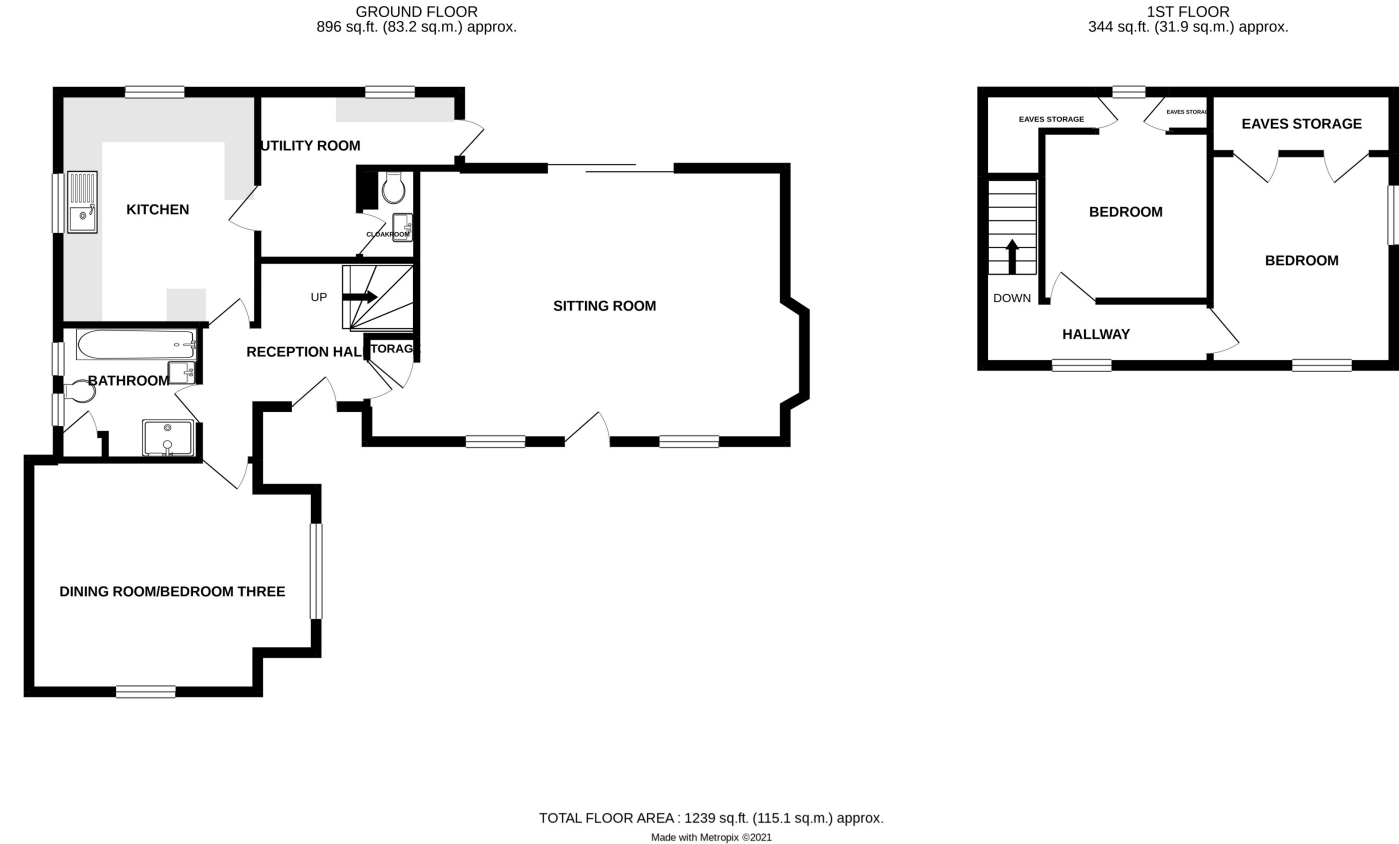


### DIRECTIONS

From our Ledbury office continue on The Homend A438 turning Right onto B4214 ( Bromyard Road) towards Bishops Frome/Bromyard, crossing over the A4103 past The Hop Pocket. Continue along the B4214 towards Bromyard and at the Munderfield Stocks, after about 2.3miles turn Left onto Stoke Lane. Continue for just under 3/4 Mile and the property can be found on the right hand side as indicated by the For Sale board.







## Rose Cottage

### Situation and Description

Pleasantly located midway between the towns of Ledbury, Hereford and Bromyard and within 30 minutes travelling distance of the motorway networks.

This charming 17th century cottage of stone construction under a tiled roof and enjoys a wealth of character features throughout to include exposed ceiling timbers to main lounge and feature Inglenook fireplace. The property stands is gardens and grounds of over 4 acres.

### Ground Floor

#### Entrance Porch

with double glazed door and side panel to:

#### Reception Hall

with tiled flooring, radiator, power points, hatch to roof space. Doors to:

#### Sitting Room/Dining Room

16' 0" x 23' 08"MAX (4.88m x 7.21m) This most attractive room is in the original part of the cottage and offers a wealth of exposed ceiling timbers, feature Inglenook fireplace with fitted wood burning stove, original stoned bread oven, two large double panelled radiator, ample power points, understairs storage facilities, double glazed sliding patio doors opening to the patio and garden enjoying the magnificent views over open countryside.

### Kitchen

11' 01" x 12' 11" (3.38m x 3.94m) Beautifully fitted with range of modern units comprising 1 1/2 bowl sink with storage beneath, range of work surface with drawers and cupboards, space for range style cooker with large double extractor canopy over and London brick tiled back, range of eye level wall cupboards, tiled flooring, ample power points, inset ceiling down lighters, large double panelled radiator, dual windows with views to both side and rear, again taking advantage of the outstanding views across open countryside.

### Utility Room

with working surface with space and plumbing for washing machine and tumble dryer, useful store to side, space for large American style fridge, window overlooking the rear garden. Door to:

### Cloakroom

white suite comprising corner vanity wash hand basin, low flush w.c., part tiled walls, ceramic tiled flooring.

### Dining Room/Bedroom Three

12' 07" x 12' 10" (3.84m x 3.91m) With dual windows to front and side, radiator, power points.

### Bathroom

7' 0" x 7' 03" (2.13m x 2.21m) recently refitted a white suite compirsing panelled bath, pedestal wash basin, low flush w.c., larg walk-in shower cubicle with raindrop shower head, built-in Airing Cupboard housing large pressurised hot water tank with Worcester gas fire central heating boiler

(LPG gas) to side.

### First Floor

#### Landing

window with pleasant front outlook across open countryside. Doors to:

#### Bedroom One

10' 02" x 11' 10" (3.10m x 3.61m) with dual windows to front and rear outlook, eaves storage, power points.

#### Bedroom Two

8' 01" x 9' 04" (2.46m x 2.84m) with dormer window to rear with magnificent views, eaves storage, access to roof space, power points.

### Outside

### Gardens

The property is approached from Stokes Lane through a large opening with timber range style fencing leading to a large gravelled driveway providing ample car parking for numerous vehicles. this in turn gives access to the yard and double bay timber Car Port.

Access via a gate leads to the hard landscaped area in front of the property having range of ornamental stone walls, well stocked shrub and floral beds, paved pathway gives access to the front of the property.

Gravelled pathway sweeps round to the side of the cottage where an L Shaped Stable Block is

located, comprising three lose boxes and a tack room with power and light connected.

To the rear of the property is a large paved patio area with adjacent formal lawned garden with flower and shrubbery borders and ornamental trees. This area of garden takes full advantage of the unspoilt surrounding views.

### Orchard and Woodland

The orchard area has a chicken pen, frame for a polytunnel, a former productive vegetable garden which could be easily reinstated. Range of landscaped lawns with ornamental trees and shrubs which opens through to the established Woodland area which belongs to this property extending to approximately 4.37 acres.

The woodland was planted under a Woodland Trust Grant approximately 5years ago and has a variety of ornamental trees and forms a delightful feature, enjoying a series of meandering mown pathways which takes you through the wooded area.

## 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.



## At a glance...

- ✔ Kitchen  
11'01 x 12 ' 11 ( 3.38m x 3.94m)
- ✔ Dining Room/ Bedroom Three  
12'07 x 12'10 Max ( 3.84m x 3.91m)
- ✔ Sitting Room/ Dining Room  
16'00 x 23'08 MAX (4.88m x 7.21m)
- ✔ Bathroom  
7'00 x 7'03 (2.13m x 2.21m)
- ✔ Master Bedroom  
11'10 x 10'02 ( 3.10m x 3.61m)
- ✔ Bedroom Two  
9'04 x 8'01 (2.46m x 2.84m)

## And there's more...

- ✔ A charming Cottage with stabling and land in a peaceful rural location.
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