



**Stone Cottage, Munderfield, Bromyard, Herefordshire
HR7 4JX**

**Stooke
Hill and
Walshe**
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Set in a village location a beautifully presented detached cottage with many character features throughout, offering four double bedrooms, two bathrooms, large gardens, ample off road parking and unspoilt view over open fields.

£525,000



Situation and Description

The property is situated in the hamlet of Munderfield conveniently located for Ledbury, Bromyard and Hereford, and the popular village of Bishops Frome is approximately 3 miles distant which enjoys two public houses, Church, Community Hall and Shop, and the popular Hop Pocket retail outlet which provides a wide range of facilities and amenities.

The market town of Ledbury can be found approximately 9 miles from the property, Bromyard is approximately 3 miles away both with a wider range of facilities and amenities.

Stone Cottage

Situation and Description

The property is situated within the hamlet of Munderfield conveniently placed for Bromyard and Ledbury. The popular village of Bishops Frome can be found approximately 3 miles from the property which offers a wide range of facilities and amenities. Stone Cottage is beautifully presented with many character features throughout.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with window to side, radiator, power points, door to:

Cloakroom

with window to rear, low flush w.c., wash hand basin, tiled splashbacks.

Sitting Room

11' 7" x 20' 9" (3.53m x 6.32m) with window to front with views over the front garden, feature Clearview wood burning stove with wooden mantle and tiled hearth, radiators, power points, T.V points, feature ceiling beams, Oak staircase, door to;

Study

6' 6" x 9' 0" (1.98m x 2.74m) with window to rear, tiled flooring, radiator, power points, door to:

Utility Room

with window to rear, Worcester oil fired central heating boiler, space for washing machine and tumble dryer, power points.

Kitchen/Dining Room

16' 2" max x 21' 7" max (4.93m max x 6.58m max) with window to rear and side with unspoilt views over surrounding fields, range of Granite worktops with cupboards and drawers under, Belfast sink, space for large range style cooker (present one may remain by negotiation), integrated dishwasher, eye level wall cupboards, space for large fridge/freezer (present one may remain by negotiation), Oak flooring, radiator, power points, wall lights, double doors to front open onto the front patio.

First Floor

Landing

with Velux window, feature wall and ceiling beams. Doors to:

Master Bedroom

12' 7" x 12' 1" (3.84m x 3.68m) with window to side with views towards the Malvern Hills, radiator, power points, double doors to built-in wardrobes. door to:

En-Suite

with shower cubicle, low flush w.c., wash hand basin, fully tiled walls, ladder style radiator, ceiling spot lights, extractor fan.

Bedroom Two

11' 10" x 11' 7" (3.61m x 3.53m) with window to front with view over the garden, radiator, power points, feature wall and ceiling beams.

Bedroom Three

12' 4" x 9' 2" (3.76m x 2.79m) with window to rear, radiator, power points.

Bedroom Four

11' 6" x 9' 2" (3.51m x 2.79m) with window to side enjoying unspoilt views, radiator, power points.

Bathroom

with Velux window, panelled bath with shower over, wash hand basin, low flush w.c., fully tiled walls, ladder style radiator, extractor fan, ceiling spot lights.



Gardens

The garden can be accessed via a five bar wooden gate and forms a delightful feature of the property, comprising mainly lawn with interspersed shrub and floral beds, steps down to a large patio seating area with unspoilt views. To the rear of the property is a further lawn and clothes drying area. The garden is fenced on all sides.

Directions

From Ledbury proceed on the B4214 Bromyard Road, after approximately 3 miles turn left to stay on the B4214 signposted Bromyard, at the end of the road turn right onto the A4103, turn immediately left onto the B4124, continue through the village of Bishops Frome and upon reaching the village of Munderfield Stone Cottage can be found on the right hand side as indicated by the For Sale board.



Outside

Approach

The property is approached from the road onto a Tarmacadam driveway and turning area with parking for several cars, and to the left is a good size area of lawn with range of fruit trees and far reaching views.

Workshop

with roller up and over door, power and light connected.

Services

Mains Water, electricity and drainage, oil fired central heating.

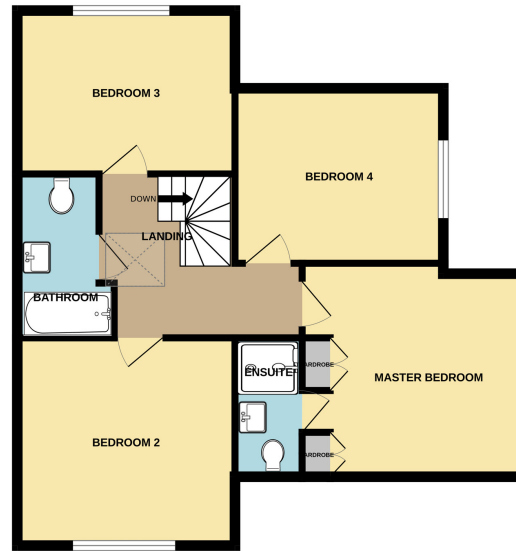
Tenure

Freehold.

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 sq.m.) approx.
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