

FOR
SALE



11 Old School Court Church Lane, Bromyard HR7 4BN

£225,000 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

This spacious 3-bedroom character property is situated in a small development off Church Lane, within an easy level walk to the centre of the historic town of Bromyard, which is well placed for access to the cities of Hereford and Worcester, and the market towns of Ledbury, Leominster and Tenbury Wells. Bromyard has a good range of amenities including independent shops and stores, schooling and recreational facilities, and sits in glorious countryside.

Converted from a Victorian school in 1996, the property retains many original features including exposed beams on stone corbels, feature stone doorways and mullioned windows. The first floor landing is a superb light and sunny space ideal for a study or office area, and the garden offers privacy and seclusion. Benefitting from parking for 2 vehicles, double-glazing and electric night storage heating, we highly recommend an internal inspection of this intriguing property.

POINTS OF INTEREST

- *Former Victorian schoolhouse*
- *Quiet location close to town*
- *Spacious open-plan accommodation*
- *Recently redecorated throughout*
- *3 bedrooms, landing/study area*
- *Many character features*
- *Ample off-road parking*
- *Enclosed private garden*
- *Double-glazing, night storage heating*
- *No Onward Chain*



ROOM DESCRIPTIONS

Entrance hall

Exposed boarded floor, feature stone arch, carpeted staircase with wooden balustrade to first floor, night storage heater with ornate cover, large understairs store cupboard, door to

Cloakroom

Carpet, wash hand basin, low level WC, fitted wall mirror and glass shelf.

Open-plan living/dining area

A very spacious room with exposed boarded floor, feature stone wall, large window to front, 2 night storage heaters, door to

Kitchen

Fitted range of base and wall units with worksurfaces and part-tiled wall surrounds, stainless steel sink unit with mixer tap, space with plumbing for washing machine, space for cooker, electric cooker point, tile-effect flooring, fitted shelf, window to front.

Superb landing

A lovely sunny space ideal for a study or office area, exposed beam, 2 rooflights, night storage heater, access hatch with extending ladder to part boarded and insulated loft space, airing cupboard with hot water cylinder with immersion heater and slatted shelf.

Bathroom

White suite comprising p-shape bath with mains shower fitment and curved glass screen, tiled surround, low level WC and vanity wash basin with useful storage below, rooflight, tile-effect floor covering, extractor, electric towel rail/radiator, fitted wall mirror.

Bedroom 1

An L-shape room with large window to front, exposed beam, carpet, electric panel heater.

Bedroom 2

Carpet, rooflight, electric panel heater.

Bedroom 3

Exposed beam, rooflight, carpet, electric panel heater.

Outside

The property is approached over a concrete path, which continues to the front door. There is a level lawn and border stocked with mature shrubs and bushes.

To the rear of the garden is a large Summer House (approx 4m x 3m) double-glazed with light and power, and a paved and stone chipping adjoining patio area.

The concreted parking area close by provides ample off-road parking for 2 vehicles.

Services

Mains water, electricity and drainage are connected. The property has Economy 7 electric heating.

Outgoings

Council tax band C, payable 2023/24 £2055.96. Water and drainage - metered supply.

Viewing

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

Money laundering regulations

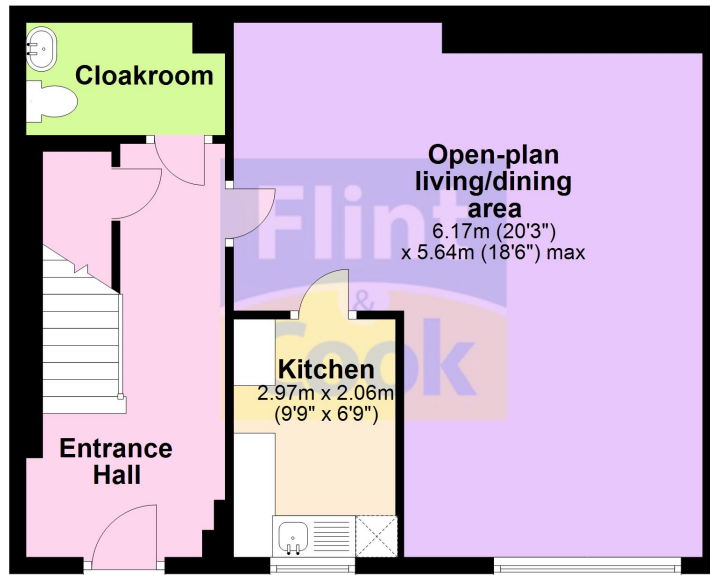
Prospective purchasers will be asked to provide photo identification, address verification and proof of funds at the time of making an offer.

Directions

What3words ///ranking.aboard.bedding

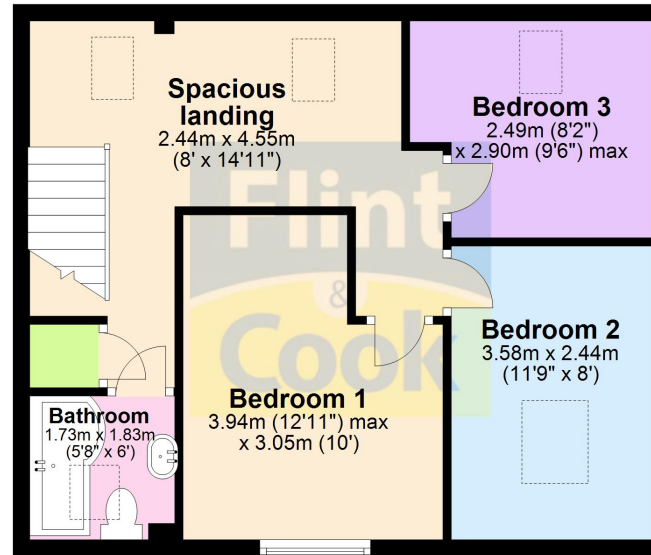
Ground Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		