



Tan House

Much Cowarne
Bromyard
Herefordshire
HR7 4JE



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**Substantial Grade II listed 18th century former farmhouse with 4/5 bedrooms, garage, parking and fantastic south-facing garden.
A viewing highly recommended.**

Situated in this peaceful rural location, Tan House is an immaculately presented Grade II listed 18th century former farmhouse offering ideal family accommodation and being sold with the benefit of no onward chain. Offering spacious and flexible accommodation with charming character running throughout.

The nearby town of Bromyard lies approximately 6 miles away with the Cathedral City of Hereford 8 miles and Ledbury 10 miles. Ledbury offers fantastic transport links to the M50/M5.

The property is more particularly described as follows:

GROUND FLOOR

An open porch with wooden entrance door leads into the

Sitting Room

A beautifully light and airy space with room for both living and formal dining with oak flooring, dual aspect windows with secondary glazing, feature woodburning stove, with stone surround, coving, ceiling light point, door to the drawing room, opening into the inner hallway and step leading down to the kitchen/breakfast room.

Drawing Room

With oak flooring, feature woodburning stove with tiled hearth and wooden mantle over, coving, ceiling light point, feature exposed timbers, window with secondary glazing to the front aspect and radiator.

Kitchen/Breakfast Room

A beautifully presented modern fitted kitchen/dining room with matte white fitted wall and base units, quartz work surfaces over, fitted island with quartz work surface, induction hob, power points and ample storage, feature oil Rayburn, integrated electric oven and neff combi microwave, integrated dishwasher, sink and drainer unit with instant hot water tap, integrated wine cooler, ample space for dining, exposed timbers, feature bread oven, fitted window bench seat, radiator, three ceiling light points, extractor, dual aspect windows with secondary glazing and door to the side entrance porch

Side Entrance Porch

With oak door to the front and door leading into the kitchen/dining room.

Inner Hallway

With stairs leading up, a useful under stair storage cupboard and door leading to the

Downstairs WC

With low flush W/C, wash hand basin and opening into the

Utility Room

With fitted base units, sink and drainer unit, space and plumbing for the washing machine and tumble dryer with door leading out to the rear garden.

FIRST FLOOR

Landing

Fitted oak flooring, window, radiator, ceiling light point, panelling, door with stairs leading up to the loft space and doors leading to

Bedroom 1

With oak flooring, single glazed window with secondary glazing overlooking the front aspect, ceiling light point, radiator, feature panelling, ceiling light point, coving and an array of fitted wardrobes.

Bedroom 2

Oak flooring, ceiling light point, radiator, window with secondary glazing, useful storage cupboard and archway into the

Shower room

With fitted cubicle, electric shower over with bi-folding door and tiled surround.

Bedroom 3

With oak flooring, radiator, coving, ceiling light point and window with secondary glazing to the front aspect with views across the garden.

Bedroom 4

Oak flooring, radiator, window with secondary glazing and views towards open countryside, panelling, ceiling light point and useful built in storage cupboard

Study/Bedroom 5

With ceiling light point, velux window, radiator, built in storage cupboard and fitted wooden shelving.

Bathroom

A full suite comprising large corner bath, corner fitted shower cubicle with glass sliding doors, and tiled surround, wash hand basin with storage below, low flush w/c, window, recess spotlights and towel rail.

Toilet

With low flush w/c, wash hand basin with storage below, velux window, chrome heated towel rail.

OUTSIDE

The property has the benefit of a generously sized south facing part walled garden, with space for all of the family to enjoy. A large area of lawn with a paved patio area perfect for entertaining. The garden has a variety of mature shrubs, borders and yew and cedar trees. There is a wooden storage shed, outside oil tank and access gate to the front and to the parking area/ open fronted garage. There is outside access leading down to the large cellar, perfect for storage.

Directions

From Hereford, proceed east on the A4103 towards Worcester, taking the left hand turning signposted for Bromyard, proceed through Cross Keys & Ocle Pychard, at the roundabout take the second exit into the village of Burley Gate and take the right hand turning signposted for Much Cowarne and after approximately 1 mile the property is situated on the left hand side. From Bromyard proceed on to the Hereford Road A465, after 4 miles take the left hand turning signposted for Much Cowarne then after 1.2 miles turn right and the property is situated a short distance down on the right hand side.

Services

Mains water and electricity are connected. Oil-fired central heating. Private shared drainage system. Telephone (subject to transfer regulations).

Outgoings-

Council tax band - £ for 2025/2026
Water and drainage rates are payable.

Viewings-

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering Regulations-

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

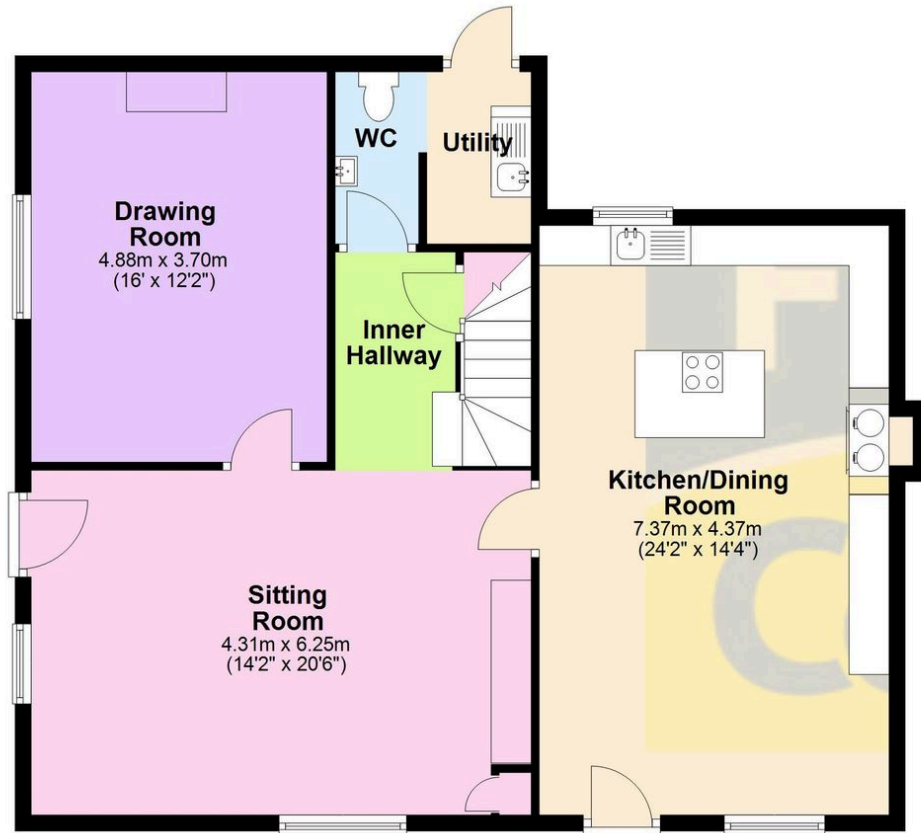
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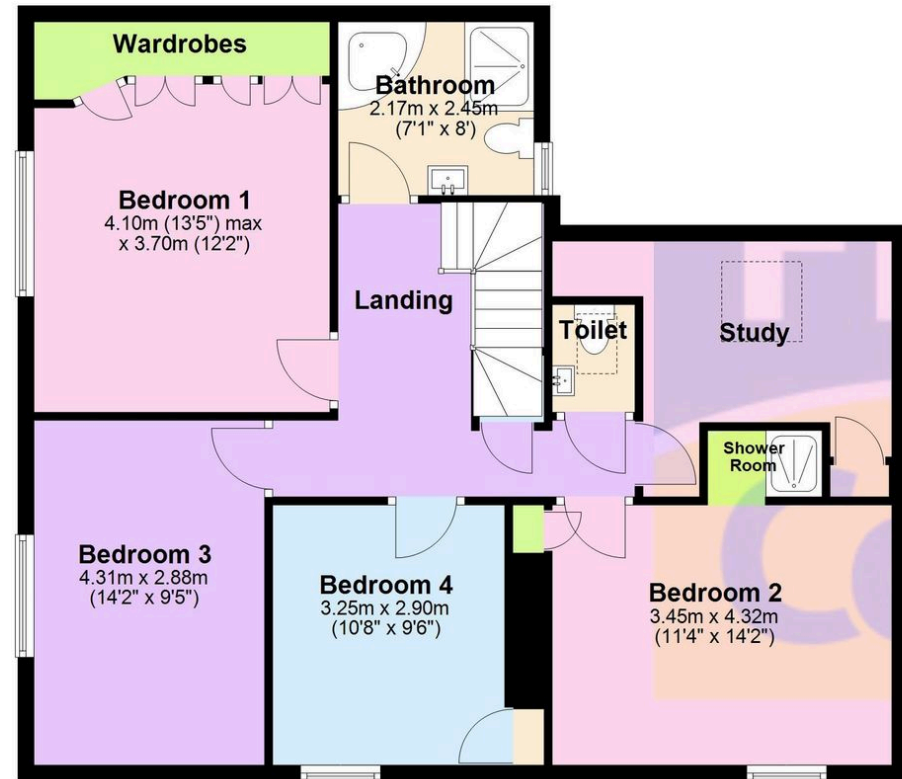
Ground Floor

Approx. 91.0 sq. metres (979.1 sq. feet)



First Floor

Approx. 87.3 sq. metres (940.2 sq. feet)



Total area: approx. 178.3 sq. metres (1919.3 sq. feet)



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