

FOR
SALE



2 Rhubarb Patch, Tedstone Wafre, Bromyard, Herefordshire HR7 4PP

£350,000 - Freehold

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PROPERTY SUMMARY

In an unspoilt rural location with lovely views across adjoining farmland, a spacious 2-bedroom Lodge with extended living accommodation, central heating, double-glazing, garden and ample parking.

Viewing highly recommended.

POINTS OF INTEREST

- *Glorious rural location*
- *Extended wooden Lodge*
- *Central heating, double-glazing*
- *2 bedrooms (1 en-suite)*
- *Ample off-road parking*
- *Far-reaching views*
- *Enclosed gardens*
- *Decking balcony*



ROOM DESCRIPTIONS

Entrance hall

Carpet, coathooks, door to

Kitchen

Fitted with base and wall units, worksurfaces, space for upright fridge/freezer, space with plumbing for washing machine, electric AGA, overhead extractor, sink unit with boiling water tap, window, tile-effect floor covering, open access to the

Dining/living room

Radiator, coved cornices, carpet, 4 windows with lovely far-reaching views, door to decked seating/bbq area, open-plan to the

Sitting room

Carpet, TV aerial point, French doors to the garden, 2 windows, coved cornices.

Bathroom

White suite including bath with mains shower fitment over, wash basin and WC, shaver point, part-tiled walls, extractor, vinyl floor covering, radiator, window.

Bedroom 1

Carpet, radiator, window, fitted wardrobe, door to en-suite shower room with vanity wash basin, shower cubicle with mains fitment, WC, extractor, heated towel rail, vinyl floor covering.

Bedroom 2

Radiator, window to side, carpet, built-in double wardrobe.

Outside

The property is approached over a shared, gravelled driveway with ample off-road parking.

There is a raised decking area commanding lovely views over the surrounding countryside. The garden is fully enclosed and includes paved and gravelled seating areas, borders with mature shrubs, a Shepherd's Hut and lawn.

There is a good-size wooden storage shed.

Services

Mains electricity and water are connected.

Private, shared, drainage system.

LPG central heating.

Outgoings

Council tax band A payable 2023/24 £1447.71.

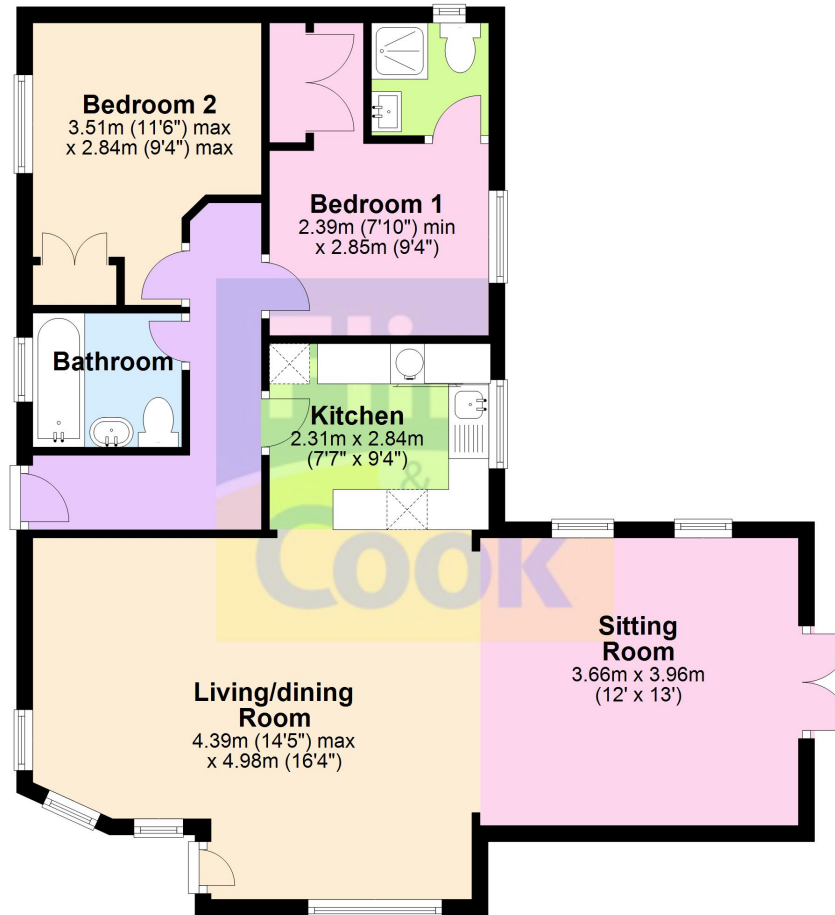
Water - metered supply.

Money laundering regulations

Prospective purchasers will be asked to provide identification documents and proof of funding at the time of making an offer.

Accommodation

Approx. 73.4 sq. metres (790.3 sq. feet)



Total area: approx. 73.4 sq. metres (790.3 sq. feet)

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

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