



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

Mains Water, electricity and drainage, oil fired central 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

**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**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

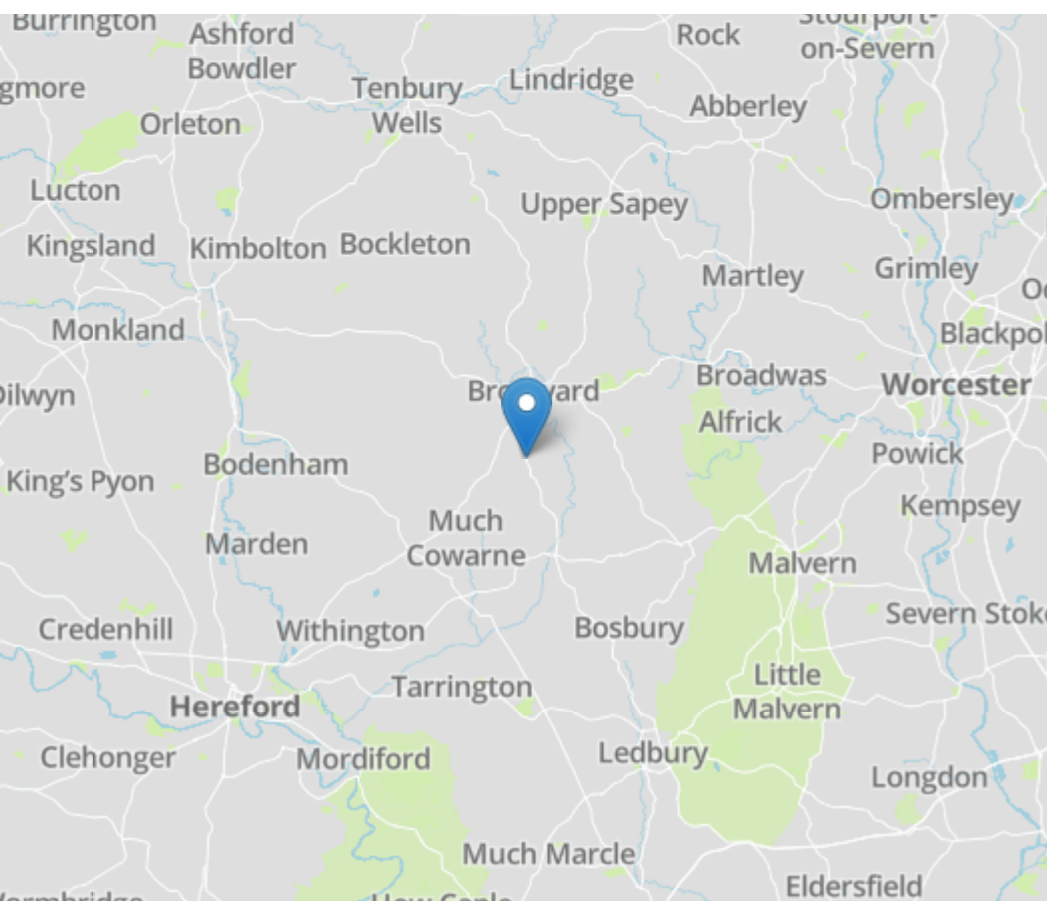
**Stone Cottage, Munderfield Bromyard HR7 4JX**

**£515,000**



**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.



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

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.



- Set in a village location. • A beautifully presented detached cottage. • Large Kitchen/Dining Room. • Four Double Bedrooms.
- Two Bathrooms. • Many Character Features Throughout. • Detached Workshop. • Unspoilt views over open fields.

**Hereford 01432 343477**

**Ledbury 01531 631177**



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.  
Made with Metropix ©2024

## 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.

### 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.

#### 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.

### N.B

The neighbouring field is not available for purchase.

## 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...

- Sitting Room  
11'7 x 20'9 (3.53m x 6.32m)
- Study  
6'6 x 9' (1.98m x 2.74m)
- Kitchen/Dining Room  
16'2 max x 21'7 max (4.93m max x 6.58m max)
- Master Bedroom  
12'7 x 12'1 (3.84m x 3.68m)
- Bedroom Two  
11'10 x 11'7 (3.61m x 3.53m)
- Bedroom Three  
12'4 x 9'2 (3.76m x 2.79m)
- Bedroom Four  
11'6 x 9'2 (3.51m x 2.79m)

## And there's more...

- Beautifully Presented.
- Detached Cottage.
- Large Kitchen/Dining Room.
- Four Double Bedrooms.
- Two Bathrooms.
- Large Garden.
- Workshop.
- Unspoilt views over open fields.