

FOR
SALE



Toll Gate Cottage, Stanford Bridge, Worcester WR6 6RU

From £455,000 - Freehold

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

PROPERTY SUMMARY

Nestled in the picturesque village of Stanford Bridge within the Teme Valley stands this delightful 3 bedroom detached cottage.

Stanford Bridge is a small village located in the County of Worcestershire , just 14 miles to the city of Worcester, and is a great place to visit for those who enjoy outdoor activities, with its many walking and cycling routes to explore. Local amenities include, a cricket club, St Mary's Church, nearby primary schools, public house, Village Hall, Mill Farm Shopping and a short drive to the Shelsley Walsh Hill Climb.

Set within a generous plot, the property features a beautifully maintained garden, single detached garage and private driveway parking. This home boasts 2 spacious conservatories, a separate dining room, breakfast room, good sized living room and is bursting with original features such as exposed beams and a cast iron range.

POINTS OF INTEREST

- *2 Conservatories*
- *Breakfast Room*
- *Dining Room & Good Sized Sitting Room*
- *Private garden & off road parking*
- *Detached Garage*
- *Detached 3 Bedroom Cottage*



ROOM DESCRIPTIONS

Rear Entrance

Via glazed patio doors into the

Breakfast Room

With quarry tiled floor, glazed vaulted ceiling, feature brick archway, ceiling light point, fitted display cupboard, electric storage heater and wide entrance into

Kitchen

With a range of wooden matching wall and base units with ample wooden work surfaces, inset electric double oven, inset 4 ring electric induction hob, Belfast sink unit with mixer tap over, tiled surrounds, space and plumbing for washing machine and dishwasher, extractor fan, beautiful exposed ceiling beams, quarry tiled floor and window into Conservatory.

Downstairs Shower Room

White suite comprising low flush WC, wash hand basin, large walk in shower with electric shower fitment and glazed shower screen, part tiled walls, ladder style radiator ,tiled floor, extractor fan.

Inner Hallway

With fitted carpet, electric storage heater, 2 wall lights, oak staircase, useful under stairs storage cupboard, feature bread oven and step leading to

Dining Room

With fitted carpet, exposed beams, window to the front aspect, feature cast iron range , ceiling light point and doors to

Sitting Room

A step leads you into the room with fitted carpet, brick inglenook fireplace with wood burner, wooden door to the front aspect, 2 wall lights, windows to front and side aspect, electric storage heater, exposed ceiling beams, integral display cupboard, TV aerial point.

Conservatory

With fitted carpet, double glazed roof and windows, and wide opening into

Second Conservatory

With wooden floor boards, double glazed roof and windows, fitted shelving, and telephone points.

First Floor Landing

With fitted carpet, windows to side aspects, exposed beams, oak banister and oak doors to

Bedroom 1

With beautiful exposed oak floor boards and ceiling beams, windows to the side and arch window to the front aspect, TV aerial point, ceiling light point and loft hatch.

Bedroom 2

With fitted carpet, 2 windows to the front and rear aspect, 2 wall lights and fitted cupboard.

Bedroom 3

With fitted carpets, window to side aspect, exposed beams, loft hatch and fitted wardrobes with hanging rail and shelving.

Airing cupboard

With wooden slatted shelving, and hot water cylinder.

Outside

The rear of the property is accessed via a wooden gate, opening onto a block-paved courtyard, bordered by a traditional brick wall. From here, a door from the breakfast room offers convenient access to the house. To the side, there is a practical wood shed and round steps gently lead up to the main lawn area and personnel door into the garage

The beautifully maintained garden is predominantly laid to lawn and framed by mature trees, hedging, and wrought iron railings. Brick edged and raised timber borders are rich with a variety of plants and shrubs. Near the top of the garden cast iron gates provide access to the garage and off road parking.

Towards the middle of the garden is a delightful round wooden summer house, complemented by a stone seating area and sleeper steps that connect back to the main lawn. Further into the garden there is an additional secluded seating area providing the perfect space for relaxing or entertaining.

A lawned pathway leads to paved steps and a small wooden gate at the very top of the garden opening into additional land with an array of trees and wild flower, including bluebells. The garden also benefits from an outdoor tap conveniently positioned for garden maintenance.

Garage

Complete with front-facing windows, concrete base, eaves storage, lighting, power, and an up-and-over door.

Services

Mains water, electricity connected, electric storage heating, private drainage .

Outgoings

Council tax band D £2231.87 payable for 2025/26.

Water rates are payable.

Directions

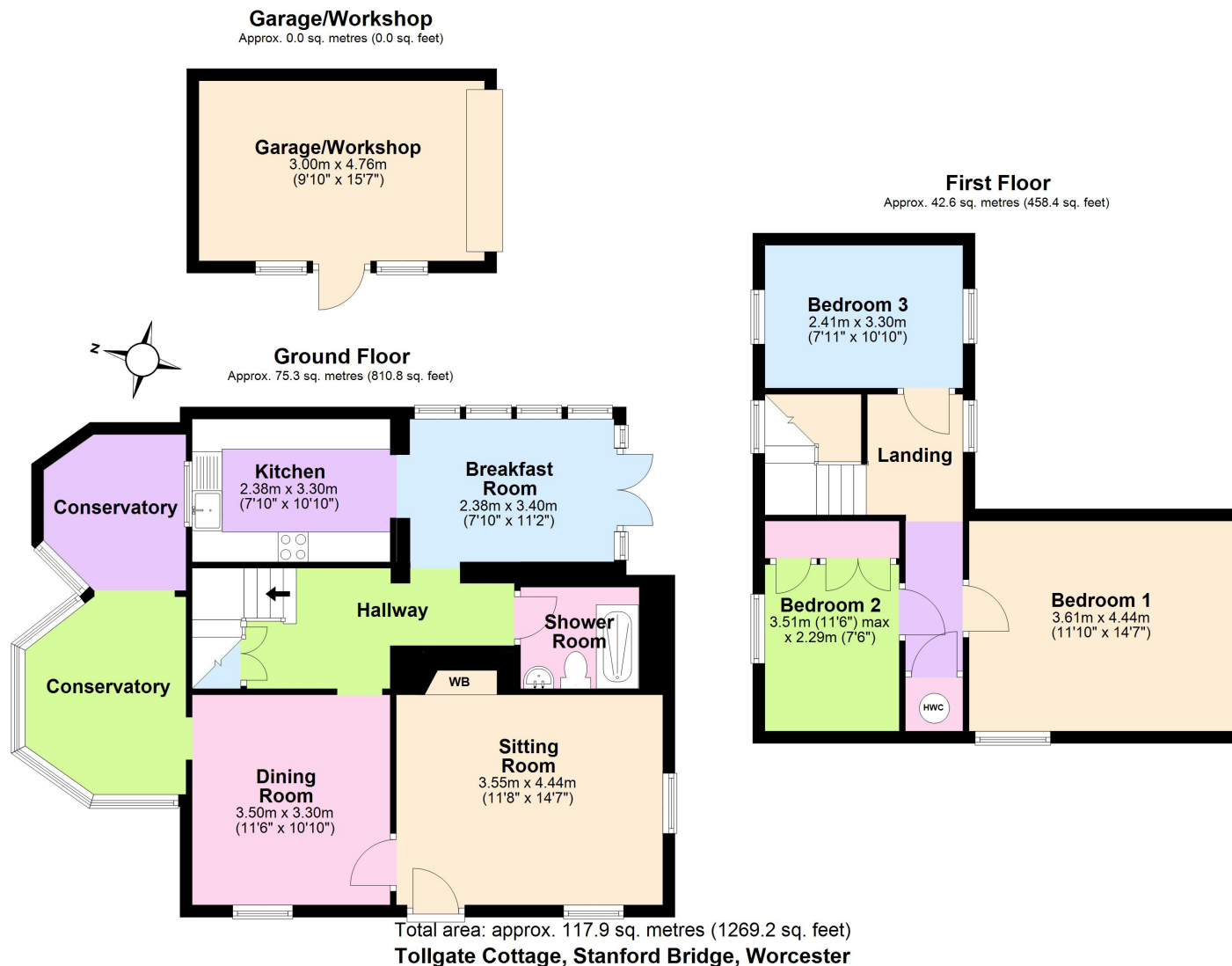
From Bromyard, travel along the B4203 for approximately 9 miles, past Stanford Bridge and proceed over the River Teme, turn left at the signs for The Bridge at Stanford. The property is immediately opposite The Bridge at Stanford public house.

Viewings

Strictly by appointment via the Agent, Flint and Cook, Bromyard 01885 488166.

Money Laundering Regulations

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



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

| 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 | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |