



HAWTHORN COTTAGE

Munderfield Nr Bromyard Herefordshire
HR7 4JT



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An attractive country cottage in a popular village, with lovely features and a mature, good-size, garden.

A traditional Herefordshire cottage situated in the popular village of Munderfield, just 3 miles from the historic town of Bromyard. The cottage has been extended and now provides spacious 4-bedroom accommodation with a wealth of features including exposed timbers and stone walls, ledged and braced doors, flagstone floors and feature fireplaces with wood burning stoves. The superb family room is open through to the kitchen and provides the perfect space for modern living, with a separate sitting room for cosy winter evenings.

The cottage stands in good-size mature gardens enclosed by hedging, and is well placed for access to the cathedral cities of Hereford and Worcester (15 miles), and the market town of Ledbury (9 miles). Village amenities are available in nearby Bishops Frome (2 miles) including public houses, church, village hall and playing field, with more extensive shopping, schooling and recreational facilities available in Bromyard.

We highly recommend an inspection of this property, which is more particularly described as follows: -

Ground floor

Canopy porch

Light, stable door to

Superb family room

Flagstone floor, feature brick fireplace with woodburning stove, exposed ceiling beams and timbers, radiator, wall lights, windows to front and side, open access with step to the

Kitchen

Range of fitted base units with wooden worksurface, integral ceramic sink unit with mixer tap, tiled splashbacks, integrated fridge, freezer and dishwasher, electric oven with ceramic hob and extractor over, free-standing storage unit with baskets, flagstone flooring, window to rear, recessed ceiling lights, access to loft space, door to rear lobby.

Sitting room

Exposed ceiling timbers, feature brick fireplace with woodburning stove, carpet, 2 radiators, central heating thermostat, window, French doors opening onto the front seating area, staircase to first floor and door to

Rear lobby

Radiator, window to rear, loft access hatch, coathooks, vinyl floor covering, useful storage cupboard housing the oil-fired Worcester boiler, with slatted shelving, open though to the inner lobby with carpet and doors to utility, dining room and the

Shower room

Tiled shower cubicle with Triton electric fitment, pedestal wash hand basin with tiled splashback and mirror over, WC, extractor, radiator, heated towel rail, tiled floor, window.

Utility room

Fitted base units with worksurface, circular ceramic sink with mixer tap, plumbing for washing machine, radiator, window, extractor, tiled floor, access to loft space.

Dining room

Feature exposed stone wall, brick fireplace with stone hearth, carpet, 2 radiators, window to side and rear, recessed ceiling lights, French doors to the conservatory, staircase to master bedroom.

Conservatory

With a brick base, all-round double-glazed windows with blinds, tiled floor, French doors opening onto a gravelled seating area, wall lights.

Master bedroom

Approached over a wooden staircase from the dining room, carpet, radiator, window overlooking the garden, exposed stone and brick wall, 2 built-in wardrobes, recessed ceiling lights, door to **En-suite shower room** having shower cubicle with aqua-board surround, Mira electric fitment, vanity wash basin with useful storage below, tiled splashback and fitted wall mirror, WC, radiator and heated towel rail, wood-effect floor covering, window.

First floor

Landing

Carpet, useful storage cupboard.

Bedroom 2

Carpet, radiator, original cast iron fireplace, window to front.

Bedroom 3

Carpet, window to front, former fireplace with stone hearth, radiator.

Bedroom 4

Carpet, radiator, window to rear.

Family bathroom

Free-standing roll-top bath, pedestal wash hand basin with tiled splashback, WC, floor covering, window, extractor, shaver point, radiator.

Outside

Hawthorn Cottage stands in lovely gardens which provide a very attractive setting for this country residence. Immediately to the front there is a gravelled seating area with stone wall and steps leading to a terrace with further seating area and sleeper-edged flowerbeds. The steps continue to the remainder of the garden which includes a lawn intersected by a stepping stone path and flowerbeds with a host of flowering shrubs and bushes, and a mature tree.

To the rear of the garden there is a composting area with 3 garden sheds/workshop with light and power, and useful wood store. There is a further lawned garden to the side of the property enclosed by live hedging for privacy, having a gravelled seating area with overhead pergola, and a far-reaching outlook towards the Malvern Hills.

The property is accessed via a gravelled driveway providing parking for several vehicles and access to the **Border Oak style Garage** with double wooden doors, light and power. There is also an electric vehicle charging point.

A gravelled path with boundary wall leads around the side of the property to the front, with side pedestrian access gate. Oil storage tank. External lighting.

General information

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Fibre broadband connection. Oil-fired central heating.

Outgoings

Council tax band D - payable 2023/24 £2200.61
Water and drainage - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Bromyard take the A465 Hereford Road, and after passing Top Garage on your right, take the left-hand turning for Munderfield (B4214). Hawthorn Cottage will be found on the left-hand side approximately 1/4 mile after entering the village.

Viewing

Strictly by appointment through the Agent, Flint & 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.

Opening hours

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

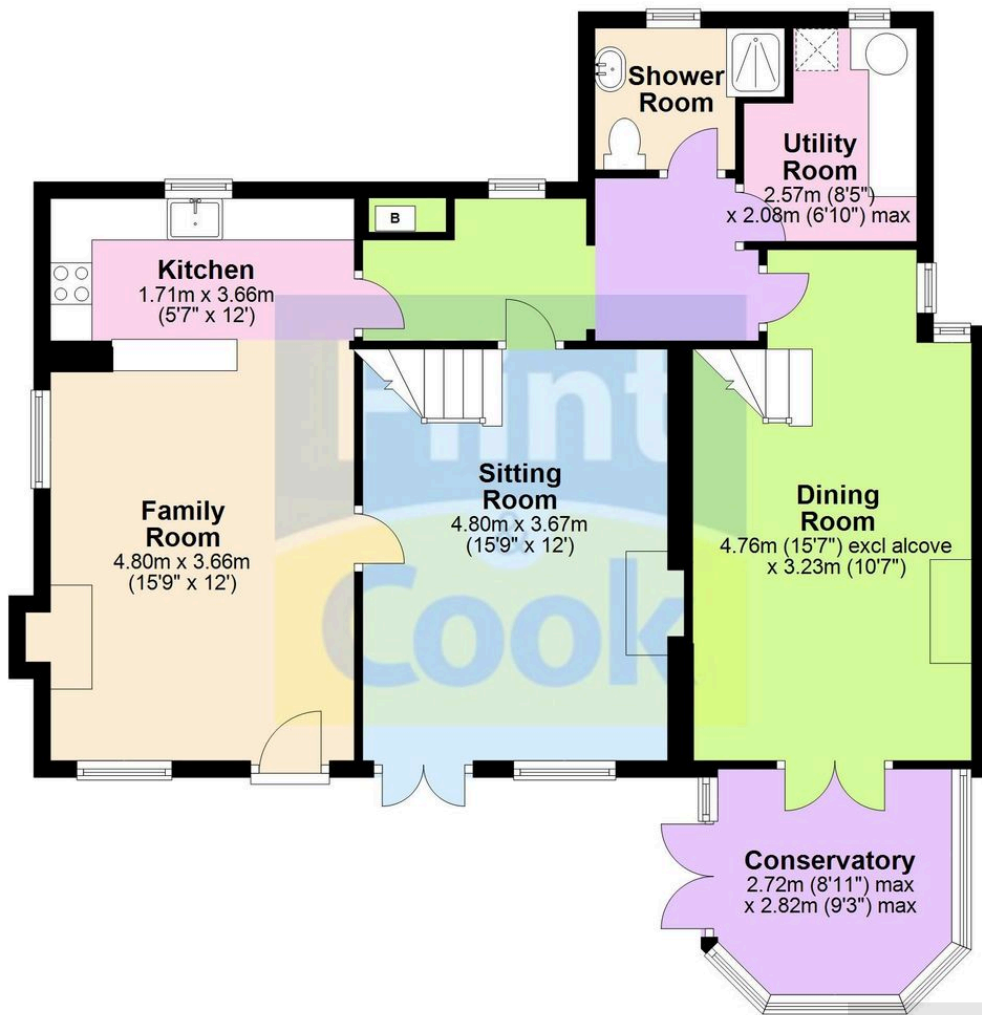
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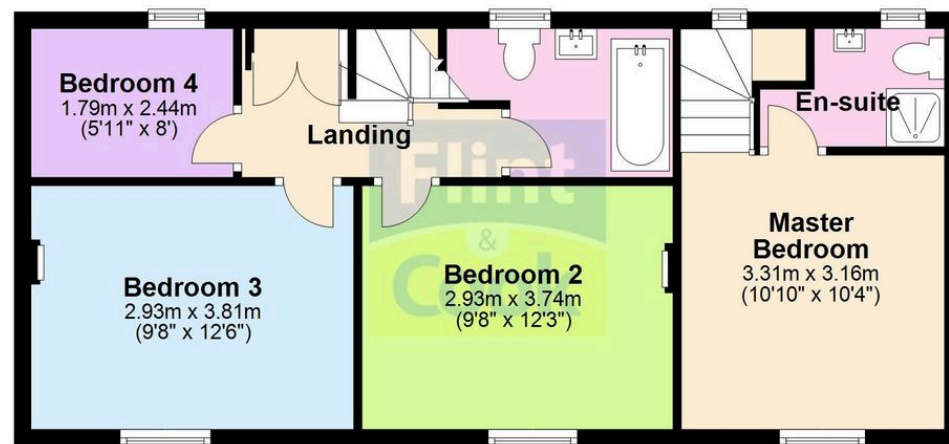
Ground Floor

Approx. 87.8 sq. metres (945.3 sq. feet)



First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



Total area: approx. 140.2 sq. metres (1509.2 sq. feet)



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