Denny & Salmond

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Residential Sales & Letting Agents

Beech Cottage

Bromyard, HR7 4NY

Welcome to Beech Cottage, a charming semi-detached cottage situated in the picturesque area of the Bromyard Downs. This delightful property boasts stunning views over the surrounding countryside, and has been extended to create generous accommodation which comprises living room, dining kitchen, utility and cloakroom, along with four bedrooms and bathroom.

The property also features a generously sized garden, offering ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air and beautiful scenery.

Additionally, the double garage provides convenient storage and parking options, making it a practical choice for families with multiple vehicles. This property is for sale with no onward chain.

Guide Price £400,000

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4 1 2 E

Dining Kitchen

14'4" x 12'7" (4.39 x 3.84)

The bright and spacious Dining Kitchen is ideal for entertaining with double glazed windows to front aspect and French windows and doors opening to the side of the property. The kitchen area is fitted with a range of base and eye level units with work surfaces over, tiled splash backs and stainless double bowl sink unit with mixer tap. Space for fridge freezer, slot in electric cooker with extractor over, tiled flooring and archway leading to:

Inner Hall/Office Space

11'5" x 7'4" (3.50 x 2.25)

A really useful space with a double glazed window to front aspect, radiator, wall mounted consumer unit and space for a desk or further storage.

From this area, the staircase rises to the first floor landing and a door leads to the Living Room.

Living Room

21'3" x 11'2" (6.50 x 3.42)

A bright and spacious room with two double glazed windows to front aspect and an open fire place with brick surround, Two radiators, shelving and double glazed patio doors which lead to the paved seating area adjoining the cottage.

Utility Room

9'0" x 4'11" (2.75 x 1.50)

Single glazed door opens into a useful Utility Room with plumbing for washing machine and tumble-dryer. With tiled flooring throughout and double glazed window with side aspect, radiator and door leading to the Dining Kitchen.

Cloakroom

The cloakroom is fitted with a low level WC and wall mounted wash hand basin with ceramic tiled splash back, tiled flooring and radiator.

First Floor Landing

From the Inner Hall, the staircase rises to a split landing with wooden doors leading to all four Bedrooms and Bathroom.

Bedroom One

12'7" x 10'4" (3.86 x 3.15)

With fitted floor to ceiling open wardrobes, exposed wooden floorboards, radiator and a double glazed window to front aspect, with splendid far reaching views over the countryside.

Bathroom

The Bathroom is fitted with a panelled bath with electric shower over, low level WC, pedestal wash hand basin and partially tiled walls. Double glazed Velux window, wall mounted mirror cabinet, shaver socket and wall mounted Dimplex heater. Airing cupboard housing water tank, immersion heater and slatted shelving.

Bedroom Two

11'6" x 10'0" (3.51 x 3.07)

Double glazed window to front aspect, radiator and access to loft space via hatch.

Bedroom Three

9'5" x 9'2" (2.88 x 2.80)

Exposed wooden floorboards, double glazed window to rear aspect, radiator and access to loft space via hatch.

Bedroom Four

11'9" x 8'5" (3.59 x 2.57)

Double glazed window to front aspect providing stunning views towards Bromyard, recess area with hanging rail and radiator.

Outside

The large orchard garden offers generous lawns with a range of mature shrubs and trees, including a variety of fruit trees. A raised patio area, with lighting and water supply, provides plenty of space to entertain or to simply enjoy the peaceful countryside.

Within the garden is a brick built 'semi detached' former pig sty along with soft fruit and vegetable patches and hedges which enclose the plot. A paved path leads to the Detached Double Garage with parking area. To the side of the property is a covered area leading to the entrance door and additional hard standing parking.

Double Garage

18'1" x 16'3" (5.52 x 4.96)

A Detached Double Garage with up and over door, power, light, shelving and loft storage space.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

Council Tax Band

We understand that this property is council tax band C.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclosure

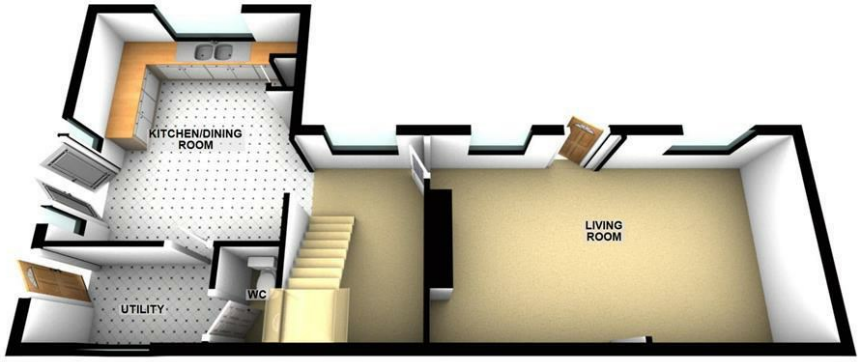
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Services

We have been advised that the property benefits from mains electric, mains water, oil central heating and a private drainage system. Should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

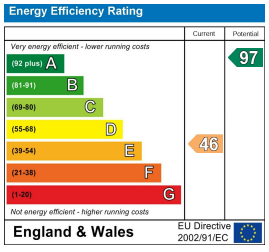
Floor Plan

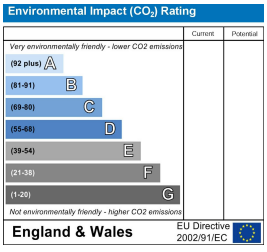
GROUND FLOOR



FIRST FLOOR

BEECH COTTAGE, THE DOWNS, BROMYARD





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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