



The Wain House

Bridge End, Much Cowarne, Bromyard, Herefordshire, HR7 4JL

The Wain House

Deceptively Large Detached Four Double Bedroom Barn Conversion. Immaculately Presented with Spacious Light Rooms & Period Features Throughout. Extensive Landscaped Gardens including a Variety of Seating Areas all Offering Glorious Views Across Open Countryside. Large Double Garage. Quiet Rural Position Situated Midway between Bromyard, Ledbury & Malvern

THE PROPERTY

- Entrance Hall with Glazed Front Door, Oak Flooring & Oak Staircase & Spacious Understairs Cupboard
- Very Large Light Double Aspect Kitchen/Dining Room with Exposed Beams & Feature Stone Wall, Tiled Floor, Two Large Windows overlooking Garden & French Doors to Terrace. Solid Oak Fitted Kitchen with Granite Worktops & Breakfast Bar. Everhot Range Cooker, Integrated Dishwasher, Fridge & Freezer
- Fully Fitted Utility Room with Sink & Space for Washing Machine, Tumble Drier & Additional Fridge
- Large 22 ft Sitting Room with Oak Floor, Beams, Exposed Stone Wall & Fireplace with Woodburner. French Doors to Terrace & Garden
- Fully Fitted Office/Study
- Downstairs Cloakroom
- Two Large Ground Floor Double Bedrooms with Beams, Feature Stone Walls, Ensuite Shower Rooms & Large Corner Wardrobes
- FIRST FLOOR • Main Bedroom with Feature Beams, Ensuite Shower Room & Walk in Wardrobe & Eaves Storage
- Fourth Double Bedroom with Beams & Walk in Wardrobe
- Large Family Bathroom with Separate Shower

THE OUTSIDE

- Landscaped Gardens Overlooking Open Fields
- Attractive Pergola with Gravelled Path & Established Planting
- Substantial Terracing Wrapping around the House
- Pond and Seating Areas
- Two Garden Sheds and Raised Vegetable Beds
- Large Double Garage with Light & Electric
- Plenty of Private Parking





FLOOR PLANS

Total Approx. Floor Area 3117 Sq. Ft. (289.6 Sq. M.)

Approximate Area = 257.1 sq m / 2767 sq ft
Garage = 32.5 sq m / 350 sq ft
Total = 289.6 sq m / 3117 sq ft
Including Limited Use Area (18.4 sq m / 198 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 307002





THE SITUATION

- Rural Location with Easy Access to Bromyard, Hereford & Worcester
- Bromyard 7 Miles, Ledbury 9 Miles, Great Malvern 10 Miles with Shops, Schools & Local Amenities
- Mainline Stations in Ledbury & Malvern
- Hereford 10 Miles Leominster 13 Miles, Worcester 17 Miles

PRACTICALITIES

- Grade II Curtilage Listed
- Council Tax Band G- Herefordshire Council
- Mains Electricity & Water
- Shared Private Drainage
- Ground Source Heat Pump Central Heating – Underfloor Heating Ground Floor, Radiators First Floor
- Broadband is Available at the Property
- Service Charge: £40.00 pcm

DIRECTIONS

HR7 4JL -What3Words heartache.tries.novels
NB Sat Nav is not accurate and runs out too soon. From the A4103 take the small turning to Much Cowarne. Continue along the lane for approx. 1.5 miles passing Hill End Farm, a black & white cottage and a large farm with barns on the left. The tarmac driveway with a sign to The Wain House is on the right hand side opposite a border oak cottage. Follow the drive all the way round to the left, The Wain House is situated at the far side of the barns

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



