



The Byre

Bridgend Farm, Much Cowarne, Bromyard, Herefordshire, HR7 4JL



COUNTRY & CLASSIC

THE BYRE

Attractive Detached Three Bedroom Single Storey Barn Conversion including Guest Annexe. Large Light Rooms with Vaulted Ceilings and Original Timbers. In Immaculate Condition with Underfloor Heating Throughout. Pretty Courtyard Garden, Landscaped Terrace & Private Parking. Quiet Rural Position with Good Views

Guide Price £400,000

THE PROPERTY

- Large Light Kitchen/Dining Room with Vaulted Ceiling and Tiled Floor. Light Oak Fitted Kitchen with Granite Worktops and Breakfast Bar. Rangemaster Range Cooker, Integrated Dishwasher, Washing Machine & Tumble Dryer.
- Sitting Room with Oak Floor, Vaulted Ceiling, Inglenook Fireplace with Woodburner and Door to Front Terrace
- Master Bedroom with Vaulted Ceiling, Large Fitted Wardrobe with Oak Doors and Ensuite Shower Room
- Second Double Bedroom with Vaulted Ceiling and Large Fitted Wardrobe
- Large Family Bathroom with Separate Shower
- Superb Guest Accommodation in Separate Annexe with Large Double Bedroom and Ensuite Shower Room

THE OUTSIDE

- Pretty Enclosed Courtyard Garden
- Attractive Raised Seating Area and Landscaped Bed
- Open Lawned Area
- Garden Shed and Log Store
- Front Terrace and Private Parking

THE SITUATION

- Rural Location with Easy Access to Bromyard, Hereford & Worcester
- 7 Miles to Bromyard - 9 Miles to Ledbury
- 10 Miles to Hereford, 13 Miles to Leominster, 17 Miles to Worcester



PRACTICALITIES

- Grade II Curtilage Listed
- Council Tax Band D– Herefordshire Council
- Mains Electricity & Water
- Shared Private Drainage
- Ground Source Heat Pump Central Heating – Underfloor Heating Throughout
- Fibre Broadband is Available at the Property
- Service Charge: £30.00 pcm

DIRECTIONS

HR7 4JL -From Ledbury take the B4214 towards Bromyard. After approx 3 miles at the sharp right hand bend continue straight on towards Bromyard staying on the B4214. Continue for approx 3 miles then turn left on A4103 towards Hereford. Pass the Volvo Garage on your left. Shortly afterwards take the small right hand turning to Much Cowarne. Continue along the lane for approx. 1.5 miles and the driveway signed to The Byre will be found on the right hand side, just after Bridgend Farm. NB Sat nav stops at the entrance to Hillend Farm so continue along the lane for a further ¾ mile before turning right.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

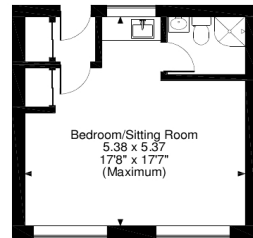
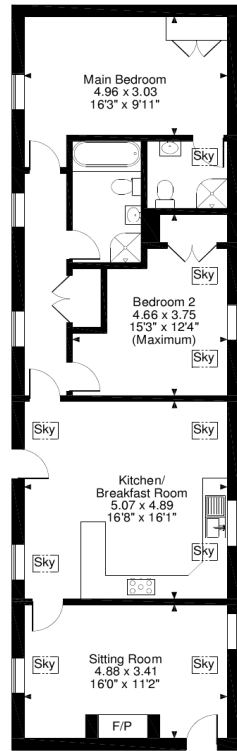


COUNTRY
&
CLASSIC

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



The Byre Bridgend Farm Barns, Much Cowarne, Bromyard
Approximate Gross Internal Area
Main House = 987 Sq Ft/92 Sq M
Annexe = 311 Sq Ft/29 Sq M



Annexe

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8397478/OHL



Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185