

Manameed, 34, Highwell Lane, Bromyard, HR7 4DG  
Price £435,000



# Manameed, 34 Highwell Lane Bromyard

Wonderfully situated in an elevated position on the outskirts of Bromyard town with far reaching wide open countryside views, located within mature private gardens is this detached family home boasting four double bedrooms.

With the benefits of air source heat pump heating, solar panels with feed in tariff and double glazing the downstairs accommodation features two dual aspect reception rooms with views, fitted kitchen, separate utility room, WC and downstairs shower room.

The outside of the property has a detached double garage, greenhouse, driveway parking and well maintained vibrant gardens, including a variety of mature trees, all with fantastic open views towards the Malvern Hills.

VIEWING BY APPOINTMENT ONLY - PLEASE CALL 01432-266007

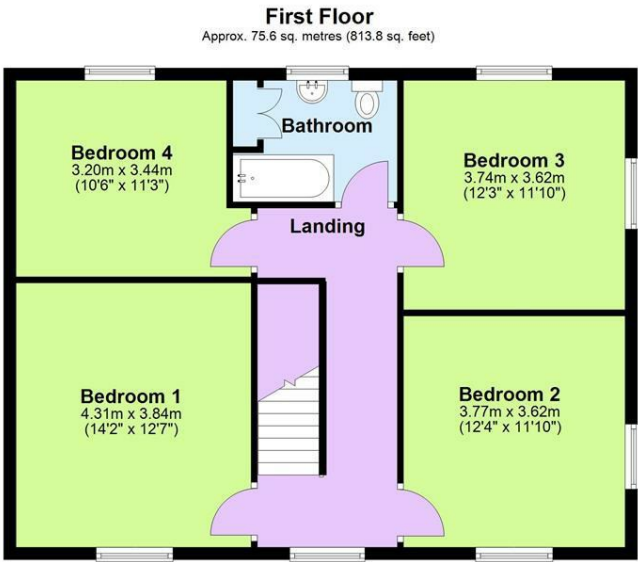
- Detached family home
- Four double bedrooms
- Two receptions rooms
- Air Source heating
- Solar panels & double glazing
- Downstairs WC, shower room & utility
- Large mature private gardens
- Far reaching open rural views
- Detached double garage
- Quiet cul-de-sac on town outskirts

### Material Information

**Price** £435,000  
**Tenure:** Freehold  
**Local Authority:** Herefordshire Council  
**Council Tax:** E  
**EPC:** D (65)  
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Situated at the end of a quiet cul-de-sac with outstanding countryside views, this delightful detached property built in 1968 is double glazed throughout and has air source heat pump central heating. The well maintained accommodation comprises: entrance hallway, separate living room and dining room both with dual aspect windows, fitted kitchen with utility room, downstairs WC and a downstairs shower room. To the first floor is the family bathroom and four double bedrooms, three with dual aspects and stunning views.

## Property Description

Steps lead up from the driveway to the main entrance door which opens into the hallway with doors leading off to reception rooms, an open tread staircase up to the first floor, WC with sink, shower room with a double shower unit, and a door to the rear of the property with a useful cupboard adjacent. The living room has windows to the front and side capturing the views and a brick fireplace, the dining room has dual aspect windows and a useful hatch to the kitchen. The kitchen features a range of wall and base cupboards under worktop with inset electric hob and extractor over, electric oven, space for a fridge freezer, windows to the side and rear and a door into the utility room with space and plumbing for a washing machine, cupboards and worktop. From the hallway the stairs rise up to a spacious landing including window to the front aspect and doors off to all rooms. Bedroom one has windows to the front and side, built in wardrobes and dressing table, bedroom two has windows to the front and side and built in wardrobes, bedroom three has windows to the side and rear, built in wardrobes and table, bedroom four has a window to the rear built in wardrobes and cupboards and access to the loft. The family bathroom features WC, built in sink unit with cupboard under and further fitted cupboard.

## Gardens, Garage & Parking

The property is accessed from the road via a tarmac driveway with grass and borders either side housing mature trees providing privacy. At the bottom of the drive is a pond and a well that at one time serviced the surrounding properties with their water supply. The driveway leads up to the house providing ample parking and where can be found a detached double garage (17'1 x 14'10) with electric door, power and light. The rear door opens out onto a patio area with storage shed containing the air source heat pump, steps lead up to the main lawn with a large variety of shrubs, plants, flowers and trees throughout. There is also a vegetable patch, fruit trees, greenhouse to the side of the garage and a gate to the front. The entire plot is 0.43 acre.

## Location

Bromyard is a pleasant market town situated equi-distance between the towns of Malvern and Leominster on the A44 between Leominster and Worcester., as such Bromyard is surrounded by some of the most beautiful countryside in England. A historic town with a population of approx 4,500 it has all of the local amenities you might expect close at hand and also wonderful countryside walks including the Bromyard Downs.

## Services

Mains electricity (plus solar panels), mains water and drainage are connected (there is also a well located at the end of the driveway).

## Broadband

Standard 16 Mbps 1 Mbps Good  
Superfast 76 Mbps 18 Mbps Good  
Ultrafast --Not available --Not available

## Anti-Money laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

## DIRECTIONS

Leave Hereford on the A465 Bromyard Road. After approx. 12 miles on reaching Bromyard, turn right onto the by pass and after 200 meters turn right onto Tower Hill, right into Linton Lane and left into Highwell lane. Follow the lane until you see the nursing home and the property is the next on the right.





