



**13, Woodland View, Bromyard, HR7 4HN**  
**Price £515,000**

**COBB  
AMOS**  
SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

# 13 Woodland View Bromyard

A beautifully presented, modern executive style, five bedroom detached property nestled at the end of a cul-de-sac within a small development in the popular village of Stoke Lacy.

Built in 2020 this family home has many benefits including double glazing and an air source heat pump resulting in a fantastic B rated EPC, two en-suite shower rooms, downstairs WC, utility room and open countryside views to both the front and rear aspects

Outside is ample parking, a detached double garage and well tended private gardens at the rear backing onto open fields.

THIS PROPERTY MUST BE VIEWED TO APPRECIATE ALL ON OFFER CALL 01432-266007

- Five bedrooms - 2 with en-suite
- Modern executive style detached
- Detached double garage
- Village cul-de-sac location
- Three reception rooms
- Far reaching rural views
- Air source heat pump
- No onwads chain
- Excellent B-rated EPC
- Viewing highly recommended

## Material Information

**Price** £515,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** F

**EPC:** B (84)

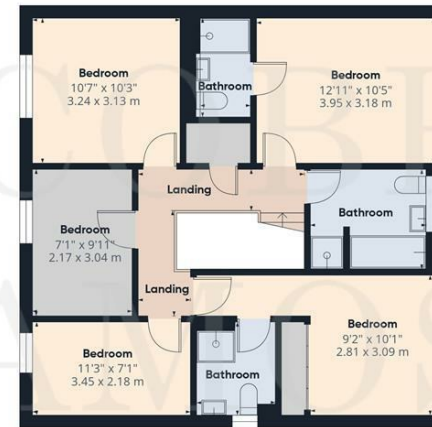
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
1512 ft<sup>2</sup>  
140.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

## Dimensions

Living Room - 19'1 x 10'0  
Dining Room - 10'8 x 10'5  
Kitchen/Family Room - 28'3 x 9'0  
Bedroom 1 - 12'11 x 10'5  
Bedroom 2 - 10'1 x 9'2  
Bedroom - 10'7 x 10'3  
Bedroom - 11'3 x 7'1  
Bedroom - 9'11 x 7'1

## Property Description

The property is entered via a canopy porch through the main entrance door into a spacious entrance hall that has doors off to all rooms, stairs to the first floor with a useful storage cupboard underneath and a downstairs WC with tiled walls, pedestal hand basin and WC. The main living room is located at the front of the property with windows to both the front and side aspects and double doors through to the family area. Also at the front is the dining room currently used as an office space. From the hall a door opens into the family/sitting/breakfast room which has double doors into the living room window and patio doors over looking the rear garden and is open plan with the kitchen divided by a peninsular worktop and consists of a high gloss matching range of wall and base units with drawers under worktop with inset 1 1/2 bowl sink, electric Bosch hob with an extractor hood over, Bosch double oven integrated dishwasher and fridge freezer. A door opens into the utility room which features wall and base units under a worktop with an integrated washing machine, space for a tumble dryer and door opening to the side giving access to the rear garden. Carpeted stairs rise up to the first floor galleried landing, where doors lead off to all rooms, there is loft access and an airing cupboard housing a high pressure hot water tank. The family bathroom consists of tiled walls, hidden cistern WC, pedestal hand basin, bath with tiled walls above, separate tiled shower cubicle and a chrome heated towel rail. There are five double bedrooms - bedroom one has fitted wardrobes and an en-suite shower room, bedroom two also has an en-suite shower room, bedrooms three, four and five all have windows to the front aspect.

## Gardens & Parking

The property is approached from the road via a block paved driveway which leads up to the double garage and also provides parking. A path leads to the canopy porch and main entrance door, the front garden is laid to lawn and enclosed by low level hedge, The DOUBLE GARAGE has a metal up and over door, power and light. The rear garden is accessed through patio doors onto a patio area with a path leading to the side of the property where there is a door into the utility room and a wooden gate to the front. There is a gravel seating area with decking adjacent that has a pergola over, most of the garden is laid to lawn, at the far side are raised decking areas accessed by stepped railway sleepers. The far side of the garage is a gravel area which can be utilised for storage, the garden is all enclosed by wooden fencing with open fields behind.

## Location

Stoke Lacy is a small village that lies on the main A465 road that connects Hereford and Bromyard and is 10.3 miles (16.6 km) from the former and 4.3 miles (6.9 km) from the latter. There is a village hall, church, The Plough pub and Wye Valley Brewery. There is also a primary school, shop and post office in Burley Gate (3 miles away) and the more comprehensive amenities of Bromyard Town a short distance away.

## Services

Mains water, drainage & electric are connected to the property.

Tenure - Freehold. There is a service charge for the development of £42.83 per month

## Broadband

Broadband Download Upload Availability  
Standard 6 Mbps 0.8 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 1800 Mbps 220 Mbps Good  
Networks in your area - Openreach ,EE, Three and Airband

## Mobile Phone Coverage

Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

## 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

From the office proceed up Victoria Street/A49, then take the Link Rd and Aylestone Hill out on to the A465 Bromyard Road for 11miles On passing Wye Valley Brewery on the left, turn right into Woodland View and follow the road to where No. 13 can be found straight ahead.

What3words///joints.hats.herbs

