



17, West Hill, Bromyard, HR7 4EU
Offers In The Region Of £495,000

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17 West Hill Bromyard

West Hill House is attractively situated in an elevated position on the outskirts of Bromyard town and set back off the road in its own mature, private gardens. This detached family home boasts four bedrooms and three reception rooms. The good sized grounds offer several garages, large lawned area, generous driveway parking and established greenery. 17 West Hill is a substantial property and at present is open to the possibility of modernisation to create the most fantastic family home. To arrange a viewing please call 01568 610310.

- HANDSOME FOUR BEDROOM DETACHED HOME
- GOOD SIZED GARDENS
- GARAGING
- AMPLE PARKING
- THREE RECEPTION ROOMS
- REQUIRING SOME MODERNISATION
- EDGE OF MARKET TOWN LOCATION
- WALKING DISTANCE TO AMENITIES

Material Information

Offers In The Region Of £495,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: E (54)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	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

Accessed from a shared driveway (of only three properties) is this substantial, detached property that has been in the same hands for some time. The accommodation comprises: porch, entrance hallway, drawing room, formal dining room, breakfast room, pantry, kitchen, utility, downstairs WC and store rooms. To the first floor is the family bathroom and four bedrooms.

Property Description

Entry is into a porch with stained glass detail in the doorways. This leads into an entrance hall of good proportion with stairs leading to the first floor. The hallway has wooden flooring, detailed coricing and skirting boards and a window to the front with stained glass feature mimicking the porch. There is ample room here for the placement of decorative furniture. To the right is an equally well proportioned dual aspect formal dining room. To the front aspect is a bay window which is mirrored by French doors opposite giving the opportunity of spilling out onto a patio area with that evening tipple. There is a gas fire for Winter dining with substantial mahogany surround, pastel blue antique tiling and a bell for the summoning of staff! The alcoves are perfectly poised for cabinet display and there is good circulatory space for a 6-8 seater table and chairs. Within easy reach of the dining room is a drawing room with a feature bay window overlooking the private lawned gardens beyond. There is a wood-burner inset into a fireplace with substantial oak surround, slate hearth and service bell. There are alcoves for decorative furniture or shelving if required. To the left of the entrance hall is a more informal dining room with front aspect and wood fired range with hot plates. Either side of the stove are built-in cupboards for storage and there is a mantel over the inset. The room is bathed in light from the large centrally placed window. There is wooden flooring and room for a 4-6 seater table and dresser furniture. Adjoining this room is a pantry for pickles and jams and the kitchen. The kitchen has a range of wall and base units with electric double oven, gas hob top, sink under window and integrated dishwasher. There is a door to under-stair storage ideal for hiding the Hoover and a small hallway leading to a utility room, WC and stable door out. The utility room has housing for a washing machine and dryer, quarry tiled flooring, room for additional fridge/freezer and space for further storage of household goods.

On the first floor are four bedrooms and a family bathroom with separate WC. The master bedroom is a very generous size with large bay window, in-built cupboard, fireplace with attractive emerald green tiles and tall wooden surround and ample room for a range of bedroom furniture. Bedroom two is a good sized double with bay window and fireplace of antique blue sapphire tiles and much room for an arrangement of bedroom furniture. Bedroom three is a double with in-built storage cupboard and room for additional furniture for storage. Bedroom four is a single and currently used as an office with useful in-built storage cupboard. The family bathroom has a bath with shower over, is fully tiled, with traditional hand basin and fitted cupboard. It has an airing cupboard with a new Worcester Bosch Gas Boiler fitted 18 months ago. Next door is a separate WC with window out. The property is fully cavity wall insulated and the loft is double lagged to a depth of 18 inches.

Garden

The gardens are to the front and rear of the property with good expanse of lawn and boundaries of mature trees, shrubs and hedging. There is an area of patio for Summer dining outside the French doors of the dining room.

Garage & Parking

There is a double garage within the driveway of the property with up and over door, power and lighting. There is also a separate single garage again with up and over door, power and lighting. There is parking for several vehicles and a good amount of hard standing that sweeps across the front of the property.

Services

Services TBC
Tenure: Freehold
Herefordshire Council Tax Band E

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 15 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 2300 Mbps 2300 Mbps Good

Networks in your area - Full Fibre, Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:

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

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 4500 it has all of the local amenities you might expect close at hand and also wonderful countryside walks including the Bromyard Downs.

What3words

What3words:///spans.release.doll

Agent's Note

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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Take the A44 Worcester Road out of Leominster. On entering Bromyard, keep on the West Hill Road and the property is on your right, five properties down from the entrance to Drovers Orchard.



