



Stony Bridge Cottage, Tedstone Wafre, HR7 4PP  
Price £799,000

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SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES





# Stony Bridge Cottage, Tedstone Wafre

No Onward Chain. Stony Bridge Cottage offers picturesque rural living with wrap around countryside views and no near neighbours being perfectly positioned within around 1.75 acres of beautiful landscaped gardens. Light and spacious accommodation which has been re-modelled throughout by the current owners. A versatile downstairs layout featuring three sociable spaces including a great living room, a re-fitted kitchen diner and sunroom - all have breathtaking views over the stunning grounds. Three / four bedrooms (one of which is on the ground floor). An immaculately presented home tucked away along a quiet lane on the borders of Worcestershire and Herefordshire. Peace and tranquillity together with convenient access to the centres of Bromyard, Tenbury Wells. Move In Ready.

## FEATURES

- DETACHED HOME WITH VERSATILE ACCOMODATION
- 3/4 BEDROOMS
- REMODELLED THROUGHOUT IN 2022
- 1.75 ACRE PLOT
- LANDSCAPED GARDENS & EXTENSIVE LAWN
- GATED ENTRY, LARGE DRIVEWAY & GARAGING
- TRANQUIL RURAL SETTING
- COUNTRYSIDE VIEWS

## Material Information

**Price** £799,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** F

**EPC:** D (59)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Introduction

An immaculately presented detached home set within a private plot circa 1.75 acres. The versatile accommodation consists of the following: 3/4 bedrooms-3 on the first floor, family bathroom, a downstairs bedroom, shower room, study, living room, sun room/dining room, entrance hall, large open-plan kitchen diner, utility room. Further benefits include: stone garden wall, gated entrance, large driveway and garaging, wrap around patio areas, further garden storage with power and light, kitchen garden with greenhouse, landscaped gardens with extensive lawns, custom oak gazebo, mature trees and pond.

Property Description

Stony Bridge boasts a versatile downstairs layout featuring three sociable spaces, all have breathtaking views over the stunning grounds and are as follows:

- \* A super kitchen diner positioned to the rear of the property that has been tastefully designed with duck egg blue cabinetry (wall and floor mounted), Belfast sink, black granite work top, electric oven, housing for American style fridge/freezer, double aspect windows with views of the garden, spot lighting and tiled flooring. The dining area has patio sliding doors to encourage al fresco dining on the adjoining patio. Many a moment can be spent here admiring the panoramic countryside views.
- \* A spacious triple aspect living room that benefits from having a wood-burner for those cosy evenings indoors and sliding patio doors for Summer breeze circulation and easy access to the private gardens and patio areas.
- \* A sun room with large windows and tiled flooring positioned to make the most of the glorious setting.
- \* There is a useful utility room (with access to the garage), two possible study areas for those wanting to work from home, a ground floor bedroom and a ground floor shower room.

On the first floor are three double bedrooms, all are light and airy and make the most of the panoramic countryside views. There is a family bathroom which is attractively tiled with WC, basin with cabinetry, bath and separate shower.

Garden & Land

The plot in total is circa 1.75 acres and incorporates:

- \* Stone garden walling, landscaped gardens with extensive lawns, a custom oak gazebo, mature trees and a pond. A Cub Cadet lawn tractor is included if offer is at an acceptable level.
- \* There is further garden area on the other side of the lane used as a Kitchen Garden with greenhouse.

Garaging & Parking

Stony Bridge Cottage benefits from having gated entry with large driveway for the parking of several vehicles, garage and further garden storage with power and lighting.

Services

Mains electricity and water  
Oil fired central heating  
Private drainage to septic tank

Tenure: Freehold  
Herefordshire Council Tax Band F

Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 1 Mbps 1 Mbps Good  
Superfast --Not available --Not available Unlikely  
Ultrafast 900 Mbps 900 Mbps Good

The vendors currently achieve speeds of 300MB which is within the 'Superfast' range.  
Networks in your area - Airband  
Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

5G is predicted to be available around your location from the following provider(s): EE.  
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data  
EE None None  
Three None None  
O2 Limited None  
Vodafone Limited Limited

5G is predicted to be available around your location from the following provider(s): EE  
Source: Ofcom Mobile Checker

Location

Tedstone Wafer is a small village located in the county of Herefordshire, England. The village is situated in the north-western part of the county and is surrounded by beautiful countryside. The village is home to a small community of around 200 people and has a rich history dating back to the 11th century. The village is known for its picturesque scenery, historic buildings, and friendly locals.

One of the most notable landmarks in Tedstone Wafer is the St. James Church, which dates back to the 12th century. The









church is a Grade II listed building and is known for its beautiful architecture and stunning stained glass windows. The church is still in use today and is a popular destination for visitors to the village. Another notable landmark in the village is the Tedstone Court, a historic manor house that dates back to the 16th century. The manor house is now a private residence but is still an important part of the village's history.

Tedstone Wafer is also known for its vibrant community spirit. The village has a number of local events throughout the year, including a summer fete, a Christmas market, and a village show. These events bring the community together and provide an opportunity for locals and visitors to enjoy the village's unique charm and character. Overall, Tedstone Wafer is a beautiful and welcoming village that is steeped in history and tradition.

**What3Words**  
What3words:///school.bulky.weep

**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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

**DIRECTIONS**  
From Leominster take the Worcester Road (A44) to Bromyard. From Bromyard follow the B4203 out to Tedstone Wafre and then take a left turn in the direction of Saltmarshes & District Hall. The property is located approximately 1km on your right hand side.

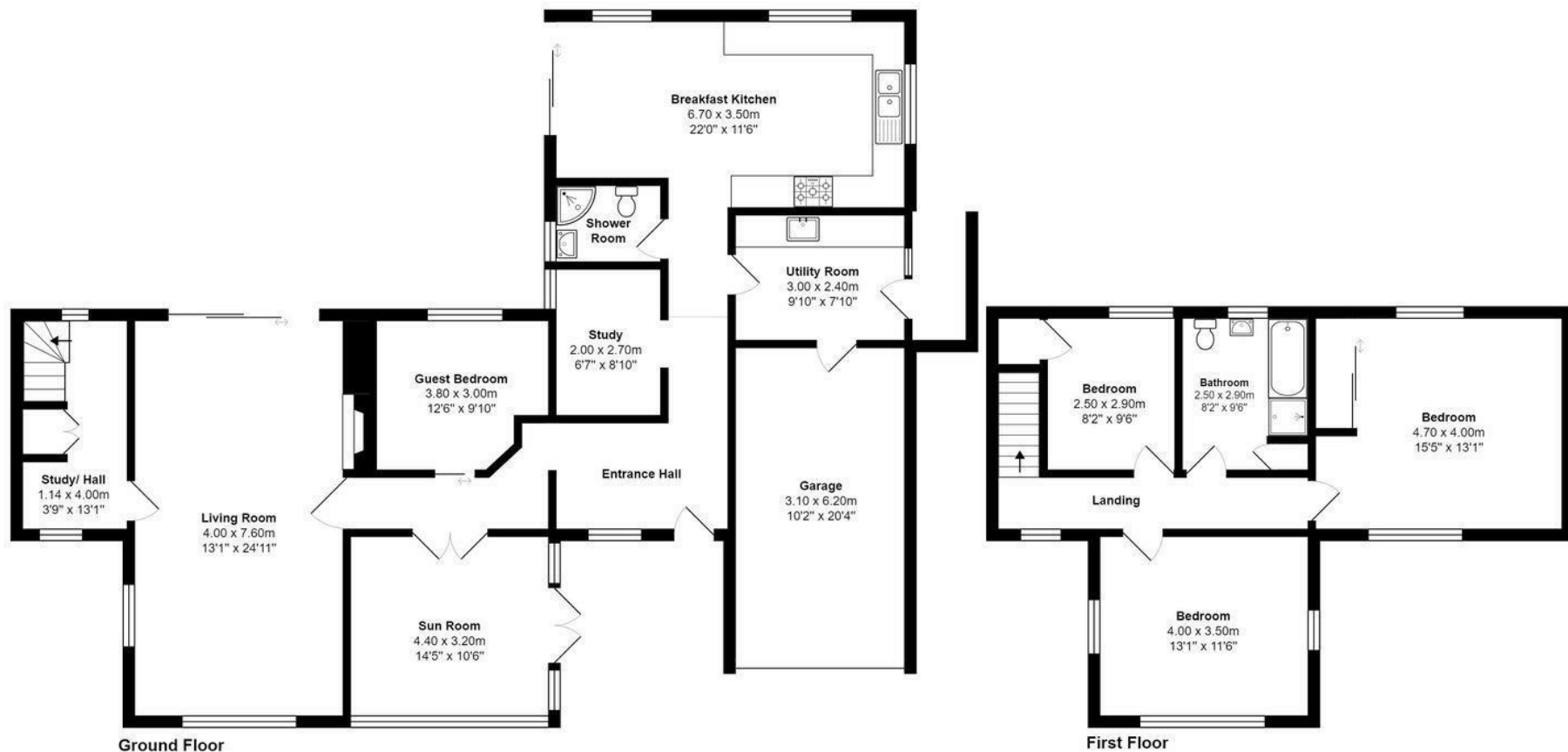








**Stony Bridge Cottage, Tedstone Wafre, Bromyard, HR7 4PP**



Total Approx Area: 179.0 m<sup>2</sup> ... 1926 ft<sup>2</sup> (excluding garage)  
All measurements of doors, windows, rooms are approximate and for display purposes only.  
No responsibility is taken for any error, omission or mis-statement.  
The services, systems and appliances shown have not been tested and no guarantee  
as to the operability or efficiency can be given.

*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.*



# COBB AMOS

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