Bramble Cottage
Stoke Lacy
Nr Bromyard
Herefordshire HR7 4HE

Philip Laney & Jolly

Bramble Cottage, Stoke Lacy, Nr Bromyard, Herefordshire HR7 4HE

An attractive detached cottage offering deceptively spacious, character accommodation, standing in pleasant gardens from which views of the surrounding countryside can be enjoyed. The property is located in the sought after village of Stoke Lacy offering a good selection of amenities, with an active Village Hall, public house and good public transport links to Hereford and Worcester. The property is worthy of an internal inspection to appreciate the accommodation which briefly comprises: Entrance Porch, Living/Dining Room, Kitchen, Utility Room, Bathroom, Three Bedrooms, Cloakroom, Pleasant Gardens, Driveway, Garage.

ENTRANCE PORCH

With door to

LIVING/DINING ROOM

20’7” x 10’11” (6.27m x 3.33m). Having feature inglenook fireplace housing a wood burning stove with tiled hearth, exposed timber mantle over, two windows to the front aspect, two radiators, exposed ceiling timbers, door to Inner Hall and further door to

UTILITY

8’3” x 4’5” (2.51m x 1.35m). With space and plumbing for automatic washing machine, radiator window to the side aspect, Worcester combination boiler, fitted shelving, exposed ceiling timbers, door to

BATHROOM

Fitted with a white suite comprising of a panelled bath with telephone style hot and cold mixer tap and shower attachment, electric shower over, low level WC, pedestal wash hand basin, tiled splash back, window to the side aspect, exposed ceiling timbers, extractor fan, inset spotlights.

KITCHEN

15’9” X 7’8” (4.8m x 2.34m). Fitted with a range of matching units incorporating a Belfast sink with hot and cold mixer tap, worksurfaces to side, inset electric oven and 4 ring gas hob, brick canopy over with timber mantle, wall mounted storage cupboards, base drawers and cupboards, tiled splashbacks, window to the rear aspect, quarry tiled floor, exposed beams, radiator, door to the side aspect leading to covered canopy porch. Door to

INNER HALL

With stairs rising to the first floor, window to the rear aspect, radiator, understairs storage area, exposed brick wall, wall light, exposed ceiling timbers.

LANDING

With window to the side aspect, exposed wall and ceiling timbers, door to

BEDROOM 1

12’11” x 12’6” (3.94m x 3.81m). With window to the side and front aspects, exposed ceiling and wall timbers, part exposed brick wall, radiator.

BEDROOM 2

12’8” x 7’10” (3.86m x 2.39m). Having window to the side aspect, part vaulted ceiling with exposed timbers, radiator, built in wardrobe, access hatch to roof space.

BEDROOM 3

12'5" x 8'4" narrowing to 5'3" (3.78m x 2.54m to 1.60m). With window to the front aspect, exposed wall and ceiling timbers, radiator, inset spotlights.

OUTSIDE

The property is approached via double five bar gates that lead to a gravelled parking area providing off-road parking for several vehicles, this leads to a DETACHED GARAGE with double opening doors, light and power.

The gardens are to the front of Bramble Cottage and are mainly laid to lawn with mature borders containing an interesting selection of flowering shrubs and perennials. A gravelled path leads across the front of the cottage to a paved patio area from which views across adjoining countryside can be enjoyed.

SERVICES

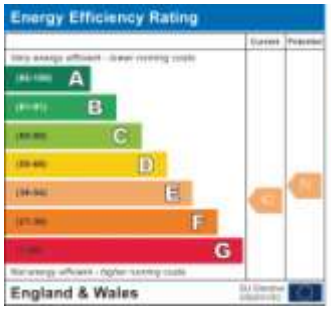
We have not carried out any tests on the services, heating system or any appliances, and cannot therefore confirm that they are free from defects or in working order.

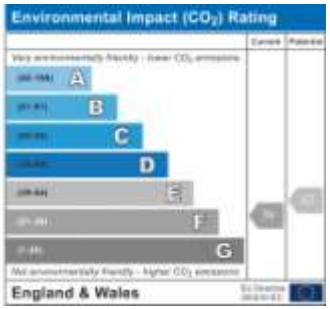
TENURE

We understand, subject to legal verification that the property is Freehold.

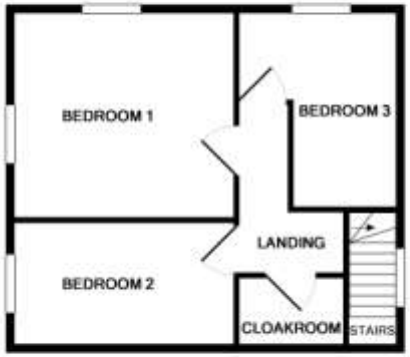
VIEWING

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday, and 9am to 4pm on Saturdays.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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