



House - Link Detached - Freehold

# TAN HOUSE MUCH COWARNE, BROMYARD, HEREFORDSHIRE, HR7 4JE

## £635,950

### FEATURES

- Fantastic family home
- Garage, parking & lovely south facing garden
- Sold with no onward chain!
- Viewing highly recommended
- Grade II listed former farmhouse
- Four/Five bedrooms



# 5 Bedroom House - Link Detached located in Bromyard

## Full Description

Situated in this peaceful rural location, Tan House is an immaculately presented Grade II listed 18th century former farmhouse offering ideal family accommodation and being sold with the benefit of no onward chain. Offering spacious and flexible accommodation with charming character running throughout, a viewing is highly recommended.

The nearby town of Bromyard lies approximately 6 miles away with the Cathedral City of Hereford 8 miles and Ledbury 10 miles.

## Ground floor

An open porch with wooden entrance door leads into the

## Sitting room

A beautifully light and airy space with room for both living and formal dining with oak flooring, dual aspect windows with secondary glazing, woodburning stove, with stone surround, coving, ceiling light point, door to the drawing room, opening into the inner hallway and step leading down to the kitchen/breakfast room.

## Drawing room

With oak flooring, woodburning stove with tiled hearth and wooden mantle over, coving, ceiling light point, feature exposed timbers, window with secondary glazing to the front aspect and radiator.

## Kitchen/breakfast room

A beautifully presented modern fitted kitchen/dining room with matte white fitted wall and base units, quartz work surfaces over, fitted island with quartz work surface, induction hob, power points and ample storage, oil Rayburn, integrated electric oven and neff combi microwave, integrated dishwasher, sink and drainer unit with instant hot water tap, integrated wine cooler, ample space for dining, exposed timbers, feature bread oven, fitted window bench seat, radiator, three ceiling light points, extractor, dual aspect windows with secondary glazing and door to the side entrance porch

## Side entrance porch

With oak door to the front and door leading into the kitchen/dining room.

## Inner hallway

With stairs leading up, a useful under stair storage cupboard and door leading to the

## Downstairs W/C

With low flush W/C, wash hand basin and opening into the

## Utility room

With fitted base units, sink and drainer unit, space and plumbing for the washing machine and tumble dryer with door leading out to the rear garden.

## First floor landing

Fitted oak flooring, window with secondary glazing, radiator, ceiling light point, panelling, door with stairs leading up to the loft space and doors leading to

## Bedroom 1

With oak flooring, single glazed window with secondary glazing overlooking the front aspect, ceiling light point, radiator, feature panelling, ceiling light point, coving and an array of fitted wardrobes.

## Bedroom 2 with shower

Oak flooring, ceiling light point, radiator, window with secondary glazing, useful storage cupboard and archway into the Shower room With fitted cubicle, electric shower over with bi-folding door and tiled surround.

## Bedroom 3

With oak flooring, radiator, coving, ceiling light point and window with secondary glazing to the front aspect with views across the garden.

## Bedroom 4

Oak flooring, radiator, window with secondary glazing and views towards open countryside, panelling, ceiling light point and useful built in storage cupboard

## Study/bedroom 5

With ceiling light point, velux window, radiator, built in storage cupboard and fitted wooden shelving.

## Bathroom

A full suite comprising large corner bath, corner fitted shower cubicle with glass sliding doors, and tiled surround, wash hand basin with storage below, low flush w/c, window with secondary glazing, recess spotlights and towel rail.

## Toilet

With low flush w/c, wash hand basin with storage below, velux window, chrome heated towel rail.

## Outside

The property has the benefit of a generously sized south facing part walled garden, with space for all of the family to enjoy. A large area of lawn with a paved patio area perfect for entertaining. The garden has a variety of mature shrubs, borders and yew and cedar trees. There is a wooden storage shed, outside oil tank and access gate to the front and to the parking area/ open fronted garage. There is outside access leading down to the large cellar, perfect for storage.

## Directions

From Hereford, proceed east on the A4103 towards Worcester, taking the left hand turning signposted for Bromyard, proceed through Cross Keys & Ocle Pychard, at the roundabout take the second exit into the

village of Burley Gate and take the right hand turning signposted for Much Cowarne and after approximately 1 mile the property is situated on the left hand side. From Bromyard proceed on to the Hereford Road A465, after 4 miles take the left hand turning signposted for Much Cowarne then after 1.2 miles turn right and the property is situated a short distance down on the right hand side.

### Services

Mains water and electricity are connected. Oil-fired central heating. Private shared drainage system. Telephone (subject to transfer regulations). Council tax band F - £3,538 for 2025/2026 Water and drainage rates are payable.

### Outgoings

Council tax band F - £3,538 for 2025/2026 Water and drainage rates are payable.

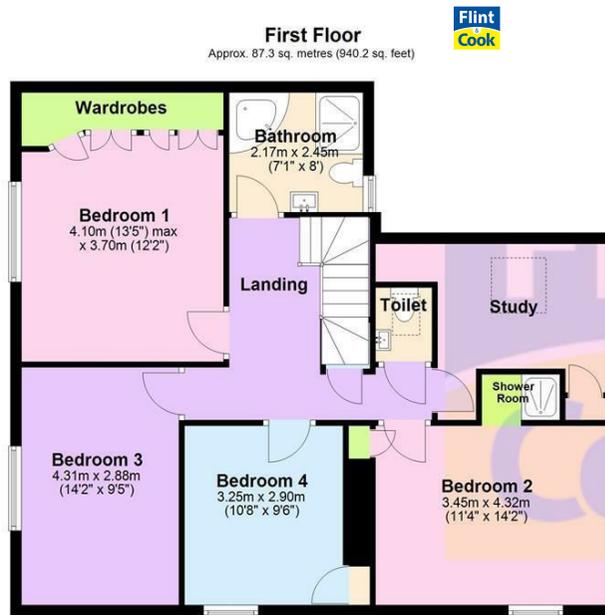
### Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





Total area: approx. 178.3 sq. metres (1919.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

