



Cottage

# BROADFIELDS TEDSTONE WAFRE, BROMYARD, HR7 4PP

## £350,000

### FEATURES

- Detached cottage with outbuildings
- Sold with no onward chain!
- Two bedrooms, two receptions
- Approx 0.3 Acres
- Requires full refurbishment
- Rural location



# 2 Bedroom Cottage located in Bromyard

## Property Details

A fantastic opportunity to purchase a Grade II listed, detached cottage in need of complete refurbishment, occupying an attractive rural position a short distance from the market town of Bromyard. The property comprises two receptions, kitchen/breakfast and downstairs WC, cellar, bathroom, bedroom and large landing with scope for a second bedroom plus an additional large landing and bedroom on the second floor. Outside there is a good sized garden, ample parking and superb outbuildings which offer further scope and potential. A viewing is highly recommended.

## Entrance Porch

With door leading to the

## Living Room

With fitted carpet, radiator, window to the front aspect, feature beams and fireplace with stone surround and hearth with wooden mantel over, stairs lead to the first floor and under steps to the

## Cellar

Good sized cellar with lights and steps up to the rear of the property.

## Dining Room

With fitted carpet, two ceiling lights, window to the front aspect, feature woodburning stove and door leading into the

## Kitchen/Breakfast Room

With fitted base units, work surface space, double Belfast sink, AGA, hob with two gas rings and two electric, oven below, double glazed doors out to the side aspect, original flagstone floor and door out to the

## Side Porch

With tiled floor, door out to the rear and door into the

## Downstairs WC

With low flush WC, wash hand basin, radiator, window and wall mounted fuse box.

## First Floor Landing

Offering scope to create a further bedroom on this floor it has fitted carpet, ceiling light point, two windows to the front aspect, radiator, fitted cupboards, door leading to stairs to the second floor and doors into

## Bedroom 1

With fitted carpet, radiator, fitted wall light, Velux window, window to the rear aspect with countryside views and feature exposed beams.

## Bathroom

With suite comprising panelled bath, fitted shower cubicle with tiled surround, low flush WC, pedestal wash hand basin, bidet, window, radiator and built in storage cupboard.

## Second Floor Landing

With fitted carpet, Velux window, feature beams and door into

## Bedroom 2

With fitted carpet, feature beams, Velux window and an additional smaller window.

## Outside

The property is approached via a five bar wooden gate with a sweeping driveway leading to an area of hardstanding providing off road parking for many vehicles. To the front there is a good sized area of lawn enclosed by hedging with a feature stone wall to the rear. The property also benefits from a range of outbuildings which offer further scope and potential subject to the necessary planning consent.



### Property Services

Mains water, electricity, LPG cylinder. Private drainage (TBC)

### Outgoings

Council tax band 'E' - £2,919 for 2025/2026  
Water and drainage rates are payable.

### Directions

///eruptions.roughness.climbing

From the Flint and Cook High Street office in Bromyard, turn right onto Cruxwell Street and continue on Rowberry St. Turn left onto the B4203 for 4 miles until the left-hand turning signposted 'Edwyn Ralph and Collington'. The property is on this road after the village hall on the right.

### Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

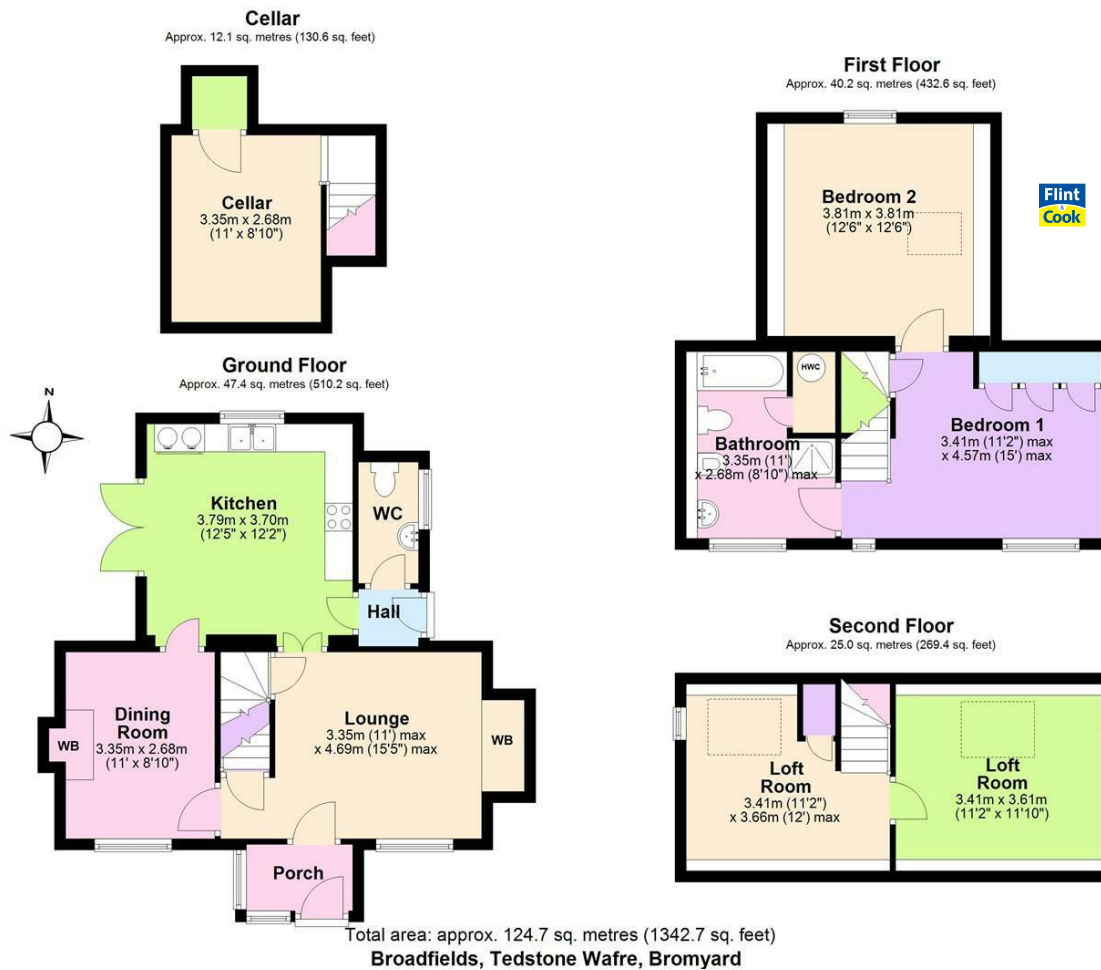
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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







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>		47
(21-38) <b>F</b>		
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		
England & Wales		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.

