



1 Yew Tree Cottages, Bromyard, Herefordshire

G HERBERT
BANKS

EST. 1898

1 Yew Tree Cottages
Norton, Bromyard
Herefordshire
HR7 4PB

A fabulous semi-detached extended period cottage on the beautiful Bromyard Downs.

Remarkable views extending towards Hay Bluff and the Black Mountains.

Reception Hall, Shower Room, Utility, Superb Breakfast Kitchen, Inner Vaulted Hallway / Garden Room Area, Sitting Room, Dining Room.

3 Bedrooms, Excellent Family Bathroom.

In all about 1376 sq.ft

Car Parking, Lovely Large Gardens with Outbuildings and Wonderful Entertaining Areas.

Situation

1 Yew Tree Cottage occupies a truly wonderful position at the end of a small lane on the highly desirable Bromyard Downs. The Downs extend to about 114 hectares and rise to over 700ft. they provide many glorious walking opportunities. Adjacent to them is the magnificent National Trust Brockhampton Estate.

Bromyard lies within walking distance or a very short drive away. It is a popular historic market town with an extensive range of amenities including junior and senior schools, a supermarket, leisure centre doctors and dentist surgeries, good range of independent shops, restaurants, cafes, bars and a fine Norman Church.

There is a popular junior school, Brockhampton on The Downs.

The cathedral cities of Hereford and Worcester are readily accessible and they both have main line stations with direct connections to London Paddington and Birmingham.

There is M5 motorway access via junctions 6 and 7 at Worcester and M50 access via junction 2 to the south of Ledbury.

Description

This much cherished country home has been superbly extended by the present owners in 2017 and 2020. The double-glazed accommodation is in first class order throughout and there are inspiring views enjoyed from the rooms.

The cottage is approached by an attractive entrance porch and reception hall with exposed timber floor. Lying off this is an excellent shower room and well-appointed utility room with sink unit and plumbing for washing machine.

Beyond the hall is a very well-appointed breakfast kitchen with extensive range of cabinets, Rangemaster cooker with chimney extractor over, new dishwasher and delightful flagstone floor. A breakfast bar makes the most of the stunning views.

Leading directly off is an inner hallway / garden room with double glazed doors to a wide terrace and the gardens and more incredible views and flagstone flooring.

Lovely sitting room with timbered ceiling and woodburning stove which is back to back with the separate dining room.

The first floor provides a central landing, 3 double bedrooms, master room having fitted wardrobe/shelved cupboards. The splendid large family bathroom includes a large bath and double shower cabinet.

Outside

Car parking space adjacent to the cottage with further parking on The Downs.

Wonderful large landscaped gardens making the most of the exceptional views.

Several good sized lawns, a variety of colourful well established beds and borders. Further paved patio, timber shed and timber log store.

GENERAL INFORMATION

Services

Mains electricity and water. Private drainage. Oil fired central heating.

Local Authority

Herefordshire Council Tel: 01432 260500

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting: www.gov.uk/find-energy-certificate.

The EPC was carried out in April 2024 with a rating 55/D; potential 94/A.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

From Bromyard take the B4203 signposted to Stourport. Rise up the hill before turning right next to a green box into a small lane, this is indicated by an agents pointer board. The property will be found at the end of the lane.

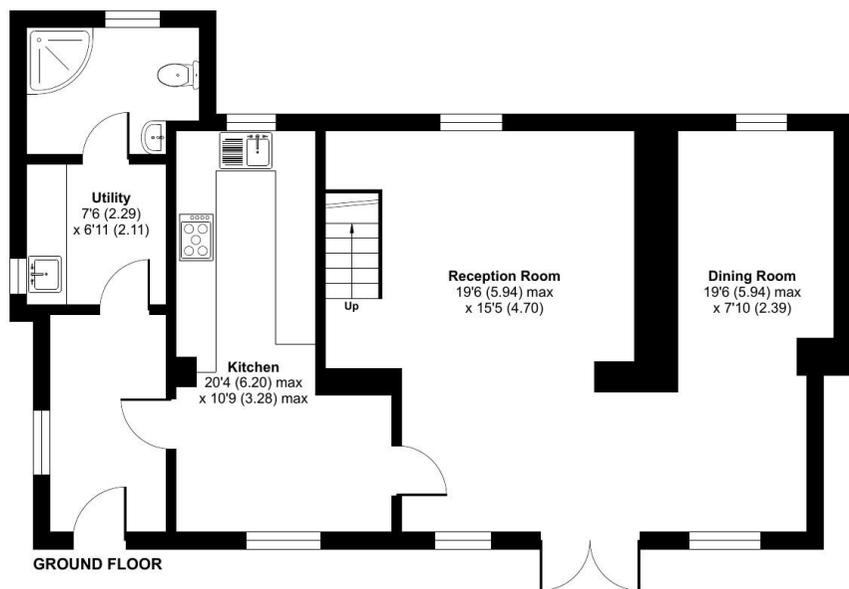
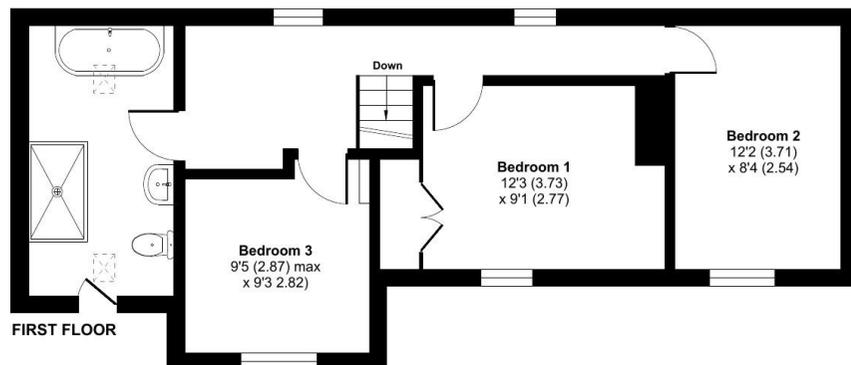
Sales particulars produced April 2024



Yew Tree Cottages, Norton, Bromyard, HR7

Approximate Area = 1376 sq ft / 127.8 sq m

For identification only - Not to scale



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