





1 BROXWOOD COURT COTTAGES BROXWOOD

HEREFORDSHIRE HR6 9JJ

Asking Price £485,000

FREEHOLD

A charming and well-presented three-bedroom semi-detached cottage, occupying a delightful semi-rural setting with countryside views. The property benefits from private gardens, a detached garage, carport and ample parking, together with a versatile detached studio/potential annexe. A particular feature is the additional land extending to approx 0.25 acre, with two sets of stables and paddock areas. An ideal opportunity for those seeking a countryside lifestyle with flexible accommodation and excellent outdoor facilities. A viewing is highly recommended. No onward chain.

Flint & Cook

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• Period semi detached cottage • Detached studio, outbuildings, garage & carport • 0.25 acre paddock with stabling & parking • Three bedrooms, two receptions & modern bathroom • Sold with no onward chain • A viewing is highly advised





Ground Floor

The property is entered through a feature entrance door opening into an attractive entrance porch, which immediately introduces the character of the cottage. Featuring tiled flooring, exposed brickwork, bespoke fitted cabinetry and a wall light, with a further wooden door leading into the entrance hall.

Entrance Hall

A welcoming entrance hall with fitted carpet, radiator, ceiling light point and coving. A carpeted staircase rises to the first floor, with a useful understairs storage cupboard incorporating fitted shelving and a power point. Doors provide access to the principal ground floor accommodation.

Bathroom

The ground floor bathroom is fitted with a three-piece suite comprising a panelled bath with mains shower over and panelled surround, pedestal wash hand basin and low-level WC. Additional features include wood-effect flooring, a double glazed sash window, recessed ceiling spotlights, radiator and two fitted storage cabinets with wooden shelving.

Lounge

A spacious and inviting reception room enjoying a pleasant outlook across the surrounding open countryside. A particular feature is the Clearview wood-burning stove, set within a wooden surround with tiled hearth, creating an attractive focal point and adding to the cottage's character. The room also benefits from fitted carpet, a double glazed sash window to the front aspect, radiator, ceiling coving and bespoke shelving within the alcove. A door leads through to the generous kitchen/dining room.

Kitchen/Dining Room

A spacious and well-appointed kitchen/dining room, providing an excellent space for everyday family living and entertaining. The kitchen is fitted with a bespoke range of wall and base units complemented by wooden work surfaces and a Belfast sink. There is a freestanding range-style cooker with five-ring hob and oven beneath, together with ample storage and preparation space. Dual-aspect double glazed windows overlook the gardens, allowing plenty of natural light, whilst a Velux rooflight provides additional illumination. The dining area offers ample space for a family dining table, with a central ceiling light point above.Further features include tiled flooring, recessed ceiling spotlights, additional ceiling lighting and a radiator. A door leads to the rear porch.

Rear Porch

A useful and practical addition to the cottage, providing access to the rear garden and incorporating tiled flooring, recessed ceiling spotlights and space for coats and shoes. There are two fitted storage cupboards, together with a door leading into the utility room.

Utility Room

A useful separate utility room with additional work surface space, undercounter space and plumbing for a washing machine and tumble dryer, fitted shelving, double glazed window and recessed ceiling spotlights.

First Floor Landing

The staircase rises to the first floor landing, with a double glazed window providing natural light, ceiling light point and coving. Doors lead to all three bedrooms.

Bedroom One

A spacious principal double bedroom enjoying fantastic views across the surrounding open countryside through a double glazed sash window. The room benefits from fitted carpet, radiator and central ceiling light point, offering comfortable accommodation with an attractive rural outlook.

Bedroom Two

A further well-proportioned bedroom overlooking the rear of the property through a double glazed sash window. The room features fitted carpet, radiator, ceiling light point and an extensive range of fitted cabinetry, incorporating wardrobe hanging space and drawers, providing excellent built-in storage.

Bedroom Three

A further bedroom overlooking the rear garden, with a double glazed sash window, fitted carpet, radiator, ceiling light point and loft access hatch. The room benefits from two fitted single wardrobes and an integrated dressing table, providing useful storage and flexibility.

Detached Studio

A particularly appealing feature of the property is the detached studio, currently arranged and utilised as a salon, offering excellent versatility for a range of potential uses. With its own entrance and separate garden area, the building is particularly suited to purchasers seeking a home-based business, professional workspace or potential ancillary accommodation, subject to obtaining any necessary consents.

Main Studio Room

Accessed via a composite entrance door, the studio offers a spacious and naturally light main room, with wood-effect flooring, dual-aspect double glazed windows and two Velux rooflights. Further features include two pendant ceiling lights, electrical power points and water supply. An opening leads through to the fitted kitchen area.

Studio Kitchen

A beautifully appointed bespoke handmade kitchen fitted with a range of

units complemented by quartz work surfaces. Integrated and fitted appliances include a four-ring induction hob, washing machine and stainless steel sink unit. Additional features include wood-effect flooring, recessed ceiling spotlights, chrome heated towel rail and a floor-mounted boiler serving the studio independently.

Studio Shower Room

A well-appointed shower room fitted with a walk-in shower incorporating a mains rainfall shower head and panelled surround, low-level WC and wash hand basin with storage beneath. Further features include a chrome heated towel rail, recessed ceiling spotlight and double glazed window.

Approach & Driveway

The property is approached through an iron entrance gate opening onto a generous stone driveway, providing ample off-road parking and access to a detached garage with double opening doors, carport and additional covered parking. The driveway continues towards the rear of the property, providing access to the gardens, outbuildings and stable facilities.

Gardens

The main cottage enjoys its own private and enclosed garden, thoughtfully arranged with areas of lawn, a substantial concrete patio, a further paved seating area and an additional stone-laid section, providing excellent spaces for outdoor dining, entertaining and relaxation. The garden is enclosed by a combination of fencing and mature hedging, offering a good degree of privacy. To the front, an attractive wrought iron gate and archway open onto a stone pathway bordered by lawn, leading towards the cottage entrance. A separate garden area serves the studio/potential annexe, predominantly laid to lawn and enjoying its own access, creating an ideal outdoor space independent of the main cottage garden.

Paddocks & Stabling

A particular feature of the property is the additional land and equestrian facilities, comprising two separate sets of stables and paddock areas. The principal paddock extends to approximately 0.25 acre, accessed via a six-bar wooden gate and enclosed by established hedging. This area incorporates two smaller paddock sections, a timber stable block and a useful area of hardstanding, suitable for additional parking and general outdoor use. A further, older-style stable block is accessed from the gravelled driveway, providing additional facilities and potential for a variety of uses, subject to any necessary consents. Together, the paddocks, stabling and associated hardstanding offer excellent versatility, particularly for those seeking facilities for small-scale equestrian or hobby use.

Detached Garage, Carports & Outbuildings

The property benefits from a substantial detached garage with double opening doors, together with a carport and additional covered parking. The extensive driveway and gravelled areas provide generous parking and turning space. To the rear of the cottage is a useful external storage area, ideally suited for use as a log store or general garden storage.

Agents Notes

The main cottage benefits from air source heating with the studio being oil fired central heating.

A septic tank is situated within the paddock and serves both the property and the neighbouring dwelling, with the neighbouring property benefiting from a right of access.

The combination of private gardens, separate studio accommodation, extensive parking, paddocks and two stable blocks makes this an exceptionally versatile property, appealing to purchasers seeking a countryside lifestyle with useful additional facilities.

Directions

What3words///passions.hikes.followers

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water and electricity are connected. Oil-fired central heating & air source. Private shared drainage.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

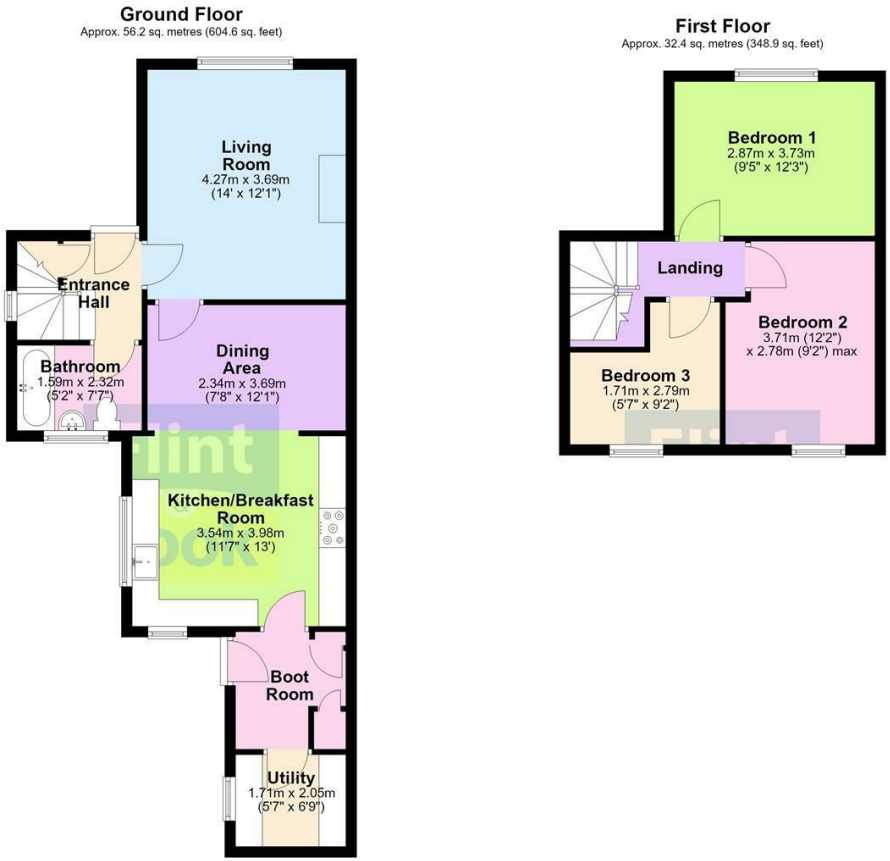
Strictly by appointment through the Agent (01432) 355455.

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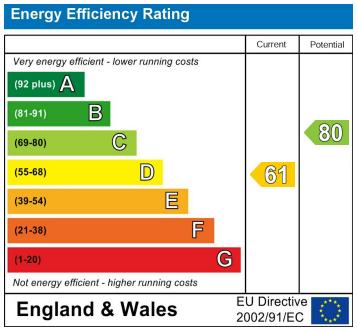






Total area: approx. 88.6 sq. metres (953.5 sq. feet)





EPC Rating: D Hereford Council Council Tax Band: C

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/tenants are advised to recheck the measurements

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