



*Pughs*

**LITTLE EDGELEY, STOKE LACY,  
BROMYARD, HEREFORDSHIRE,  
HR7 4HD**

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**ESTATE AGENTS & VALUERS**

Gavel House, Market Street,  
Ledbury, Herefordshire, HR8 2AQ  
**Tel: (01531) 631122 Fax: 631818**  
**Email: [property@hjpugh.com](mailto:property@hjpugh.com)**  
**Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk)**

A superbly renovated four bedroom detached character family home with annex potential set in an idyllic rural location within approximately 0.6 acre of mature gardens with large garage.

**VIEWING HIGHLY RECOMMENDED  
OFFERS IN THE REGION OF £495,000**

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**Zoopla.co.uk**

## LITTLE EDGELEY, STOKE LACY, BROMYARD, HEREFORDSHIRE, HR7 4HD

### ENTRANCE

Covered timber and brick open porch to solid timber stable door

### FARMHOUSE KITCHEN 8.5m x 4.0m (27'11" x 13'1")

Comprising fitted wall and base units incorporating Belfast sink, timber worktops, electric Aga, exposed timbers and beams, space for appliances, part flagstone, part parquet flooring, access to pantry and boot room, radiator, patio doors with potential for decking area.

### BOOT ROOM 1.5m x 1.5m (4'11" x 4' 11")

Flagstone floor, radiator

### UTILITY ROOM 2.3m x 2.2m (7'7" x 7'3")

Comprising fitted wall and base units incorporating Belfast sink, space and plumbing for appliances, tiled splashbacks, external stable door to rear, tiled floor with under floor heating.

### SNUG 5.2m x 3.0m (17'1" x 9'10")

Exposed timbers and beams, multi fuel burner on stone hearth with exposed stone wall, radiator

### DINING ROOM 5.4m x 2.2m (17'9" x 7'3")

Exposed timbers and beams, radiator

### BATHROOM 4.1m x 2.7m (13'5" x 8'10")

White suite comprising roll top bath, W.C, hand basin in vanity unit, shower cubicle, part tiled walls, wooden floor, heated towel rail, access to airing cupboard

### SITTING ROOM 7.4m x 4.8m (24'3" x 15'9")

Exposed timbers and beams, multi fuel burner, tiled floor with under floor heating, patio doors to front

### PLAYROOM 2.8m x 2.5m (9'2" x 8'2")

Exposed timbers and beams, radiator, **2.5m x 2.0m mezzanine**

### SHOWER ROOM 3.8m x 1.7m (12'6" x 5'7")

White suite comprising W.C, hand basin in vanity unit, tiled floor, walk in tiled shower, part tiled walls

### GUEST BEDROOM 4.5m x 2.8m (14'9" x 9'2")

Wooden floor, patio doors to garden, radiator, walk in wardrobe

### FIRST FLOOR

#### BEDROOM 3.8m x 3.5m (12'6" x 11'6")

Exposed timbers and beams, timber floor, radiator. **Dressing area 2.5m x 1.4m** with potential and plumbing for ensuite

#### BEDROOM 3.1m x 3.1m (10'2" x 10'2")

Exposed timbers and beams, wooden floor, radiator

#### BEDROOM 2.4m x 2.3m (7'10" x 7'7")

Exposed timbers and beams, wooden floor

### VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07836320330 James Pugh

### OUTSIDE

The property is approached via a tree lined driveway with access to the large gravel parking area to the front of the property leading to the front door and continues to the large detached garage. The garden is ideal for family use with patios, large lawn with fruit trees and children's adventure area. The property also has the benefit of large detached garage/worktop with electric, a further two garden sheds and summer house complete with decked seating area to the front.

### SERVICES

We understand from the Vendors that mains water, electricity and private drainage is connected to the property. Oil fired central heating. Telephone subject to BT regulations.

### TENURE

We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

### COUNCIL TAX

Band D Rates £1681.60 (2017/18)  
(Herefordshire Council 01432 260000)





## DIRECTIONS

From Ledbury head north on the B4214 (Bromyard Road) towards Bishops Frome/Bromyard, crossing over the A4103 near The Hop Pocket. Continue towards Bromyard and at Munderfield Stocks, turn left into Stoke Lane. Continue for 1.40 miles and at the sharp right turn, continue straight ahead onto the entrance track to the property, see the For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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>69</b>	<b>88</b>
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>65</b>	<b>83</b>
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken August 2016, amended August 2017