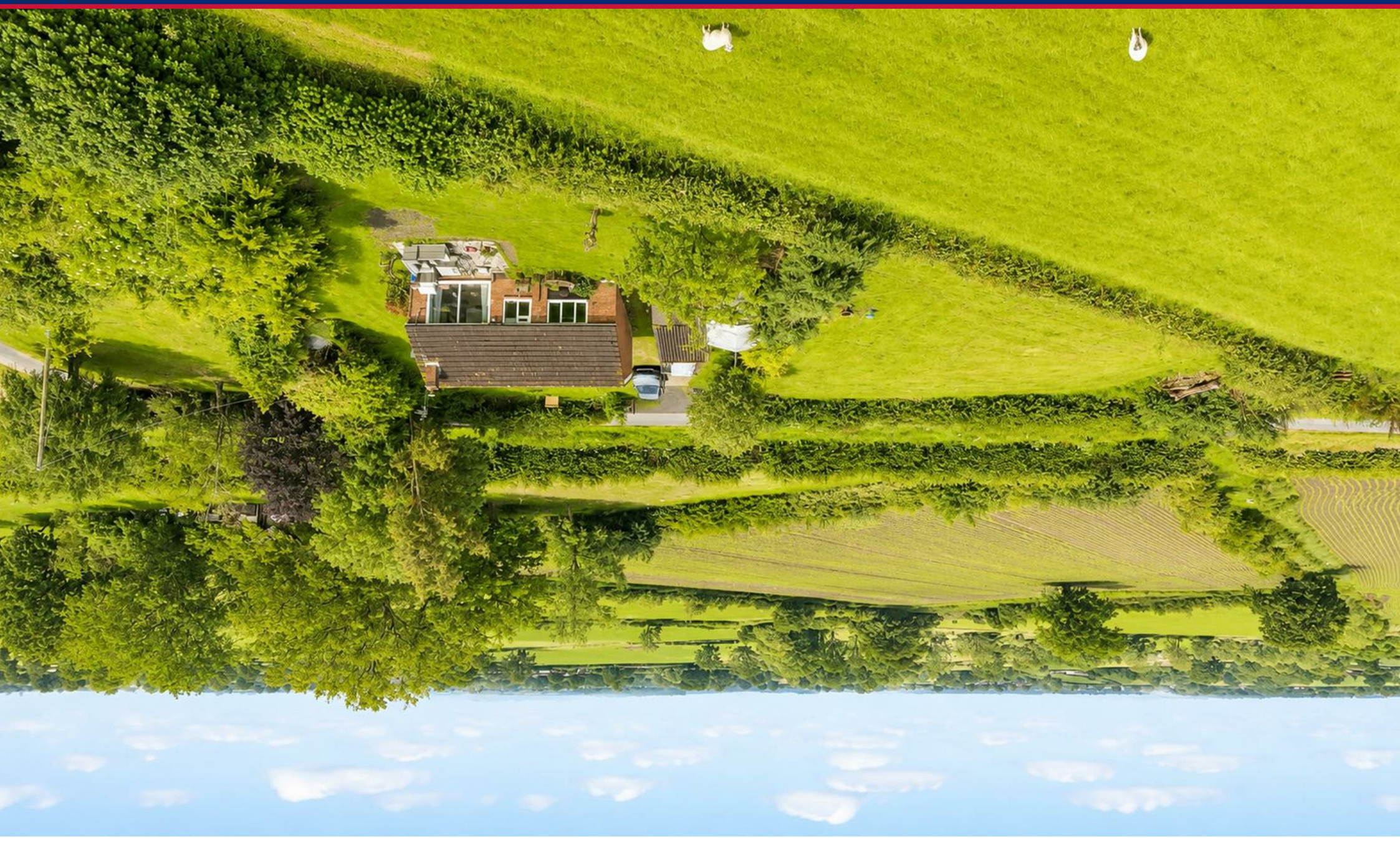
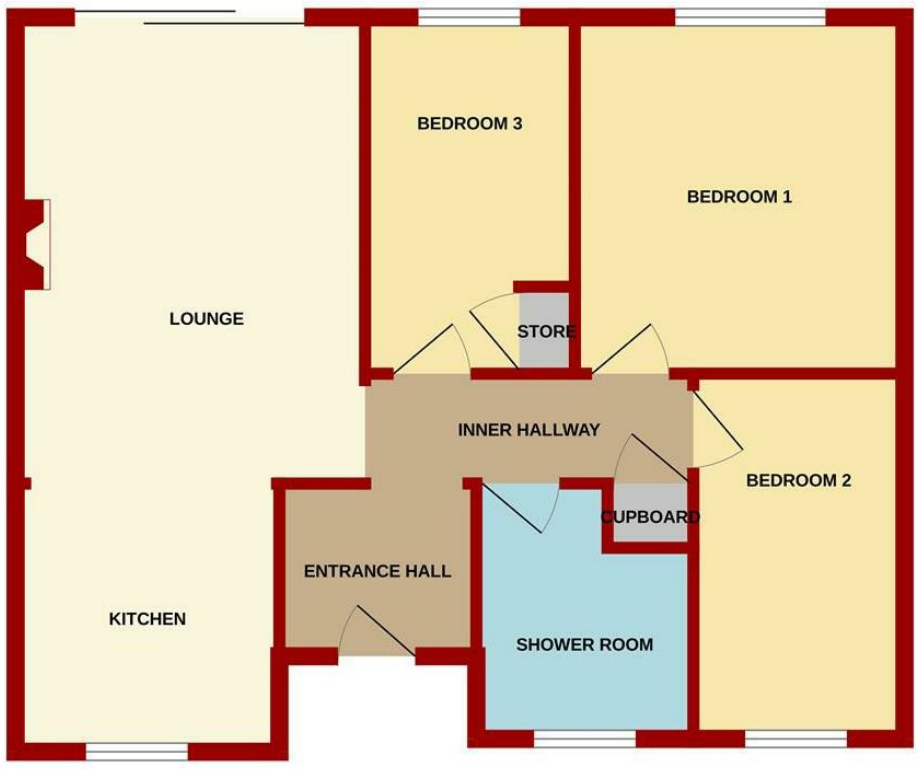
STEVE GOOCH
ESTATE AGENTS | EST 1985

Yew Tree Bungalow
Bromsberrow, Ledbury HR8 1SD

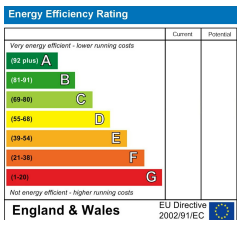


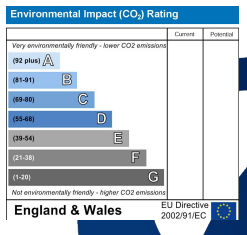
GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Guide Price £230,000

A RARELY AVAILABLE THREE BEDROOM 1960'S PRE-FABRICATED BUNGALOW with an AGRICULTURAL TIE, IN NEED OF UPDATING and MODERNISATION, situated in just over A QUARTER OF AN ACRE, SURROUNDED BY OPEN FIELDS AND FARMLAND, all being offered with NO ONWARD CHAIN.

Nestled amidst the beautiful rolling countryside on the Gloucestershire, Herefordshire and Worcestershire borders, Bromsberrow is a highly sought-after rural village offering an enviable blend of peaceful country living and excellent connectivity. Situated just a few miles from the thriving market town of Ledbury, the village enjoys a picturesque setting at the foot of the Malvern Hills, surrounded by open farmland, orchards and scenic walking routes.

Rich in character and community spirit, Bromsberrow is home to the historic St Mary's Church, a well-regarded primary school, village hall and recreational facilities, creating a welcoming environment for families and those seeking a traditional village lifestyle.

Despite its tranquil setting, the village benefits from excellent transport links, with the M50 motorway just minutes away, providing convenient access to Gloucester, Cheltenham, Worcester and Birmingham. The nearby town of Ledbury offers an extensive range of independent shops, cafés, restaurants, supermarkets and a mainline railway station with direct services to Hereford, Worcester, Birmingham and London.

Bromsberrow combines the charm of a quintessential English village with modern-day convenience, making it an ideal location for those seeking a relaxed rural lifestyle without compromising on accessibility.















Entrance via half glazed door through to:

ENTRANCE HALL
6'3 x 5'6 (1.91m x 1.68m)
Access to roof space. Opening through to

INNER HALLWAY
Single radiator, built-in cupboard.

LOUNGE
15'2 x 11'4 (4.62m x 3.45m)
Fireplace with inset wood burning stove, raised hearth, mantle over, single radiator, double glazed sliding patio doors through to the rear garden with a lovely outlook over the surrounding fields and farmland. Opening through to:

KITCHEN
8'8 x 8'6 (2.64m x 2.59m)
Stainless steel single drainer sink unit with mixer tap, cupboards under, integrated electric oven, four ring hob over, integrated dishwasher, plumbing for washing machine, space for fridge / freezer, front aspect window with a lovely private outlook.

BEDROOM 1
11'7 x 10'7 (3.53m x 3.23m)
Single radiator, rear aspect window with a lovely private outlook.

BEDROOM 2
11'5 x 6'11 (3.48m x 2.11m)
Single radiator, front aspect window with a lovely private outlook.

BEDROOM 3
7'6 x 6'9 (2.29m x 2.06m)
Single radiator, built-in cupboard, rear aspect window with a lovely private outlook.

SHOWER ROOM
Fitted shower cubicle and tray, shower, panelled surround, close coupled WC, vanity wash hand basin, tiled splashback, cupboards under, radiator, front aspect frosted window.

OUTSIDE
A gravelled driveway, suitable for the parking of four vehicles, leads through to:

OPEN FRONTED SINGLE GARAGE
16'7 x 8'5 (5.05m x 2.57m)

Adjacent to the garage is a metal shed.

To the front of the property there is a lawned area, various borders with shrubs and bushes, outside lighting. Access, to either side of the property, leads through to a good sized paved patio area, recently fitted oil-fired boiler, further lawned area, outside lighting, hedging surround, having a lovely private outlook onto surrounding fields and farmland.

NOTE - there is an adjacent triangular piece of ground which could be available via separate negotiation.

AGENT'S NOTE
This property is subject to an agricultural occupancy restriction. The occupation of the dwelling shall be limited to persons employed or last employed locally in agriculture, as defined in Section 221 of the Town and Country Planning Act 1962 and the dependents of such persons - CASH BUYERS ONLY.

SERVICES
Mains water and electricity, septic tank, oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Ledbury, proceed out on the A417 Gloucester Road and continue over the M50, taking the next left signposted "The Malverns". Continue along this road for approximately two miles and proceed into Berrow. Turn right, just before the T Junction, into Black Lane, proceeding along this lane, bearing left in the direction of Bromsberrow and Ledbury. The bungalow will then be found after a short distance on the right hand side as indicated by our 'For Sale' board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.