

**Orchard Place
Butterley
Thornbury
Bromyard
Herefordshire
HR7 4NG**

**MARY STONE
PROPERTIES**



Offers in the region of £675,000 Freehold



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An individual home to be found in a rural location offering spacious living accommodation, extensive storage, double garage and set in a plot of approximately 0.45 of an acre.

Accommodation consists of four bedrooms (primary bedroom with an ensuite), living room, kitchen/diner, separate dining room, utility room, downstairs wc, family bathroom and a conservatory.

Double glazed, shared private drainage, LPG central heating, the water supply is PWS (private water supply fed from a well).

Entrance Porch 5' 3" x 3' 11" (1.6m x 1.2m)

Useful for boot storage and door opens to the entrance hall

Entrance Hall

spacious room with a fitted carpet and two radiators. A lovely art deco fireplace sits in the corner, doors open to the living accommodation, double garage and stairs lead to the first floor.

Living Room 10' 6" x 22' 4" (3.2m x 6.8m)

having a fitted carpet, two radiators and a living flame LPG gas fire sits in a stone chimney breast. There are sliding patio doors to the rear patio seating area and double doors open to the conservatory

Dining Room 13' 9" x 9' 6" (4.2m x 2.9m)

fitted carpet, radiator, space for a full dining table and chairs. The window overlooks the pretty rear gardens

Kitchen/Diner 12' 6" x 18' 1" (3.8m x 5.5m)

matching range of fitted wall and base units with laminate work tops, integrated appliances include a Bosch eye level electric double oven, an induction hob with an extraction unit over, integrated dishwasher, one and a half bowl composite sink and drainer, space for table and chairs, radiator and dual aspect windows

WC

white wc and vanity wash basin with cupboards

Utility Room 7' 7" x 11' 6" (2.3m x 3.5m)

fitted wall and base units with laminate work top, stainless steel sink and drainer, space and plumbing for a washing machine, radiator and doors lead into the conservatory and also to a patio seating area

Conservatory 12' 6" x 13' 1" (3.8m x 4m)

lovely conservatory with tiled flooring, ceiling light and fan, door lead out to the rear gardens

First Floor Landing

galleried landing with a fitted carpet and two Velux windows. There is an incredible amount of under eaves storage available all along the landing. Airing Cupboard with shelving and an immersion hot water tank

Bedroom One 11' 6" x 9' 10" (3.5m x 3m)

double bedroom with a fitted carpet, radiator and dual aspect windows. There are fitted drawers, fitted dressing table and bedside tables. There is also a built-in triple wardrobe with mirrored doors

Ensuite 4' 7" x 7' 10" (1.4m x 2.4m)

coloured suite comprised of wc, vanity basin unit, separate shower enclosure with a thermostatic shower and a window to the front elevation

Bedroom Two 11' 2" x 11' 2" (3.4m x 3.4m)

double bedroom with a fitted carpet, radiator, walk-in wardrobe with hanging rail and shelving, window overlooking the pretty gardens having countryside views

Bedroom Three 9' 6" x 11' 10" (2.9m x 3.6m)

fitted carpet, radiator, access to loft space, window to the rear elevation with far reaching views

Bathroom 12' 2" x 5' 7" (3.7m x 1.7m)

coloured suite comprised of wc, vanity basin unit, bath, separate shower enclosure with a thermostatic shower, radiator and window to the side elevation

Bedroom Four 6' 7" x 11' 6" (2m x 3.5m)

having a fitted carpet, built-in cupboard and window to the side elevation with farmland views

Garage 19' 8" x 18' 8" (6m x 5.7m)

integrated double garage with concrete flooring, water tap, overhead lighting and power points. Wall hung LPG Worcester boiler

Outside

set in a plot of approximately 0.45 of an acre and there is ample driveway parking. The landscaped gardens have established flower beds with mature shrubs, flowering plants and trees. There are numerous patio seating areas surrounding Orchard Place to enjoy the sunlight and tranquillity this property offers. There are two garden sheds, workshop, outside water tap and outside security lighting

Directions: what3words: marinated.uses.solids

(1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

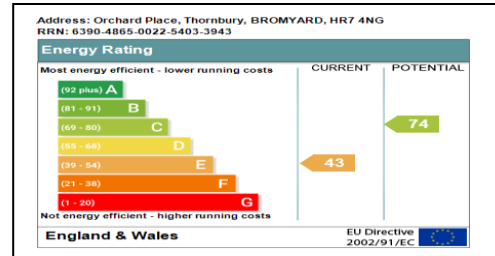
(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

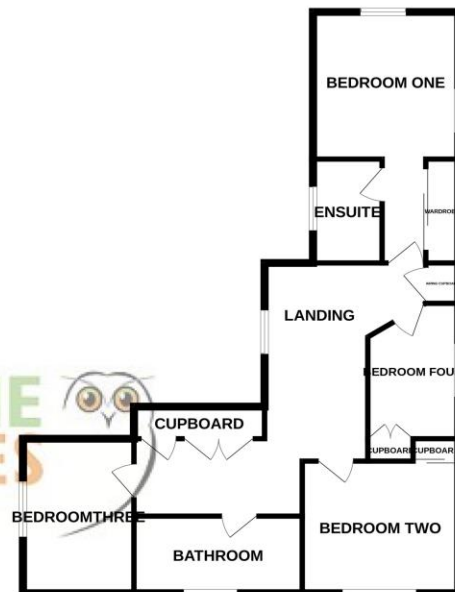
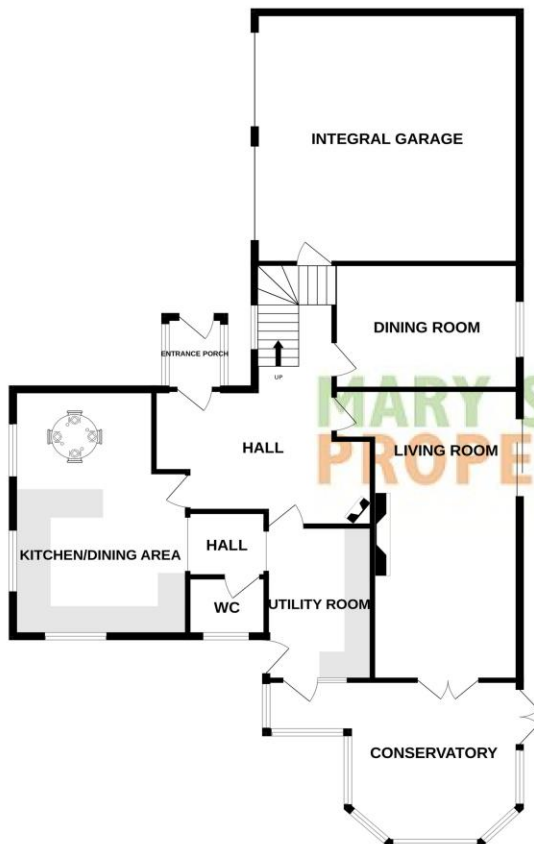
(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR
 1471 sq.ft. (136.7 sq.m.) approx.

1ST FLOOR
 775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 2246 sq.ft. (208.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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