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29 Church Lane, Bromyard, Herefordshire, HR7 4DZ

'Church Lane is located, as the name suggests, close to the church over which a view is enjoyed at the front and is close to the towns' facilities. The property comprises an appealing residence which has been the subject of an extensive schedule of refitting and upgrading works'

£250,000 (Freehold)

Residential Sales

29 Church Lane, Bromyard, Herefordshire, HR7 4DZ

LOCATION

29 Church Lane is set back from a lane which runs to and past the Church over which the property enjoys the view. The property is quietly and privately tucked away in a mature residential position but accessible to the wide range of amenities that Bromyard Town Centre offers. These include shopping, leisure and recreational facilities, Bromyard also has a bus station and is easily accessible to the centres of Hereford and Worcester.

DESCRIPTION

29 Church Lane is a period inner terrace house which has a later extension at the rear. The property has been the subject of an extensive schedule of refitting and upgrading works and now offers beautifully presented accommodation with feature beams on the ground floor. With a modern feel throughout the characterful accommodation in more detail includes:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

1.75m (5'9) x .97m (3'2)

Approached through a double glazed door and with double glazed windows to two aspects, mat-well, box seating and shoe storage under and wood laminate flooring. Double glazed door with wood grain effect finish to:

Entrance Lobby

With stairway off. Radiator, wood grain laminate flooring and with a door to the:

Open Plan Sitting/Dining Room

6.1m (20'0) (maximum) x 4.29m (14'1)

Which in parts comprises:

Sitting Area

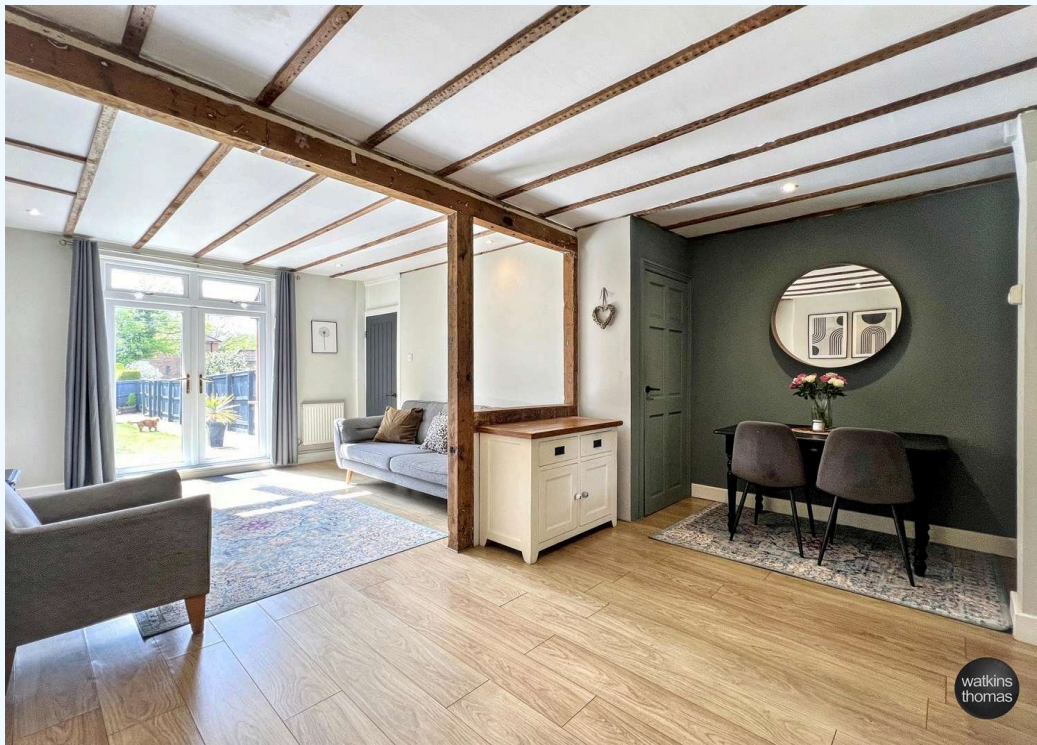
3.25m (10'8) x 3.4m (11'2)

With a ceiling height of approximately 7'9 and with exposed ceiling timbers, recess with fitted shelving with cupboards at low level, sunken ceiling lights, radiator, wood burning stove on hearth and having wood grain effect flooring which continues through a 6' wide timber framed opening to the:

Dining Area

4.29m (14'1) x 2.59m (8'6)

With a continuation of the exposed ceiling timbers, door to under-stair cupboard, feature fire recess, sunken ceiling lights, radiator and with a door with glazed upper panel to:



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Kitchen/Breakfast Room

4.27m (14'0) x 2.74m (9')

With a double glazed window and double glazed door to the rear and having two sets of ceiling lights and extensively fitted with base cupboards with bamboo working surfaces over, tiled surrounds and matching eye level cabinets. Recess for range style cooker, butlers type sink unit with mixer tap, radiator with cover, further tall matching storage cupboard, space for upright fridge freezer, Rangemaster with four ring gas hob and with gas and electric ovens together with grill, cooker hood over and with integrated washing machine and dishwasher.



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ON THE FIRST FLOOR:

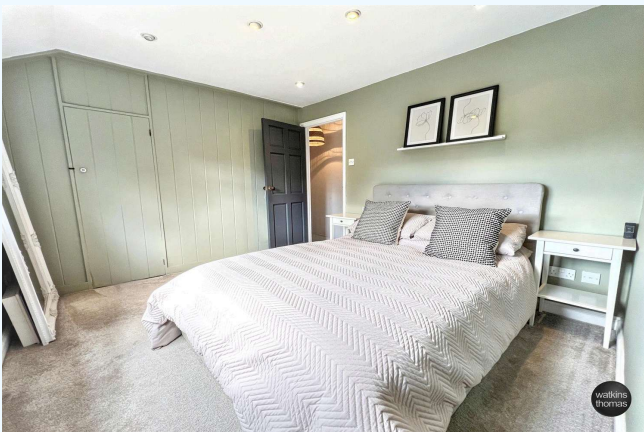
Landing

With doors to the bathroom, inner dressing room/study and:

Bedroom 1

2.9m (9'6") x 3.3m (10'10") (widening to 12'2")

With a double glazed window to the front enjoying a view to the church yard and St Peters Church across the front garden. Radiator, sunken ceiling lights and with a door to an over-stair wardrobe cupboard with double glazed window and hanging rail.



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The Dressing Room/Landing/Study

3.15m (10'4) x 2.64m (8'8)

With a high level velux window, exposed purlin, radiator and door to:



Bedroom 2

3.96m (13'0) x 2.82m (9'3)

With two double glazed windows to the rear and radiator.



Bathroom

2.08m (6'10) x 2.01m (6'7)

With bath on feet with screen over and tiled surrounds with mixer tap shower head and water fall shower, low level wc and vanity wash basin with cupboards below. Extractor unit, ladder type radiator and tile effect flooring.



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OUTSIDE:

The property has the benefit of its own car parking spaces.

From the car parking area there is a gate to the private garden area and a shared gateway and leads to the front door along a concrete path. The private garden area is enclosed by close board fencing, partly between concrete posts and within this area there is a GARDEN STORE with power and lighting, a pebble area and pebble pathway along with a sun terrace immediately to the front of the property. The remainder of the garden area is given over to a lawn. The front garden area is approximately 14'6 wide by 70' long. The garden area lies to the front of the property and enjoys a southerly aspect.

At the rear of the property there is a pathway across the adjacent property where there is a pedestrian right of way and other properties have the benefit of a right of way across the subject property. There is a log store at the rear.



COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.


VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

DIRECTIONAL NOTE

From the bypass in Bromyard turn left onto New Road, continue through the edge of town and turn left onto Church Lane. The property will be indicated on the left hand side, opposite St Peters Church, by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

28th April 2026

ID42193

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AGENTS NOTE

The seller of this property is a relative of an employee of Watkins Thomas.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.