

NUNWELL PRIORY

7 PUMP STREET, BROMYARD, HEREFORDSHIRE, HR7 4BX



AN IMPRESSIVE GRADE II LISTED HOUSE IN AN UNSPOILT MARKET TOWN.

- Kitchen/Breakfast Room
- Two Reception Rooms
- Three Double Bedrooms
- Two Further Bedrooms
- Bathroom
- Downstairs Cloakroom
- Walled Garden
- Parking
- Convenient Location

GUIDE PRICE: £250,000



16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA
Telephone: 01584 810 555

www.nickchampion.co.uk

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APPROXIMATE DISTANCES

Tenbury Wells – 11 miles, Malvern – 12 miles,
Leominster – 12 miles, Ledbury – 13 miles,
Hereford – 14 miles, Worcester – 15 miles,
M5 Junction 7 – 17 miles.

SITUATION & DESCRIPTION

Nunwell Priory is an imposing Grade II Listed town house with a rendered Georgian double fronted facade. The attractive property has been tastefully restored to provide comfortable accommodation whilst retaining a wealth of character features including sash windows, period doors, original fireplaces, tiled floors, exposed beams, picture rails and cornicing.

The property is situated close to the heart of the thriving market town of Bromyard and is within walking distance of all of the town's amenities. Bromyard has good transport links with regular bus services to Worcester and Hereford, which in turn provide intercity rail services to Birmingham, Bristol, Cardiff and London Paddington.

There are several excellent private preparatory schools in the locality, the nearest being St Richard's at Bredenbury, Abberley Hall and The Elms. There are also highly regarded independent day schools located in Hereford, Worcester and Malvern. St Peter's Primary School and the Queen Elizabeth Humanities College in Bromyard have received good Ofsted reports.

ACCOMMODATION

A canopy porch over a Georgian front door opens into the entrance hall with a quarry tiled floor, cornicing and a corner cupboard. The two spacious reception rooms are located off the entrance hall and both have period open fireplaces.

Steps down from the entrance hall lead to the back hall with a stone floor and a door to the kitchen/breakfast room which overlooks the garden and has a quarry tiled floor, exposed beams, a stainless steel sink/drainer unit, a recently installed Worcester gas fired central heating boiler, and cupboards to either side of the fireplace (not in use). Doors from the back hall also lead to a downstairs cloakroom with a hand basin and wc; and to the garden.

From the entrance hall stairs lead up to the first floor landing with a feature domed stain glass window and doors to two principal double bedrooms, both with feature cast iron fireplaces (not in use). Steps lead down to an inner landing with an airing cupboard and to a third double bedroom with exposed beams and shelving; and to the bathroom with a tiled floor, a roll top bath, pedestal basin, wc, heated towel rail and an understairs cupboard.

Stairs from the inner landing lead up to two further bedrooms, of which one provides access to the loft space.

OUTSIDE

To the rear of the property is a private walled garden with a lawn, shrub and flower borders, a paved patio area and a timber garden shed. Two designated parking spaces are located in The Tannery Yard, as is a right of way through to double gates which provide access to an extra parking area to the rear of the garden.

SERVICES

- Mains Water, Drainage, Gas & Electricity
- Gas Fired Central Heating

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

Full details are available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

By prior appointment with the Sole Selling Agent: –
Nick Champion - Tel: 01584 810555

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