



Two Hoots House Bromyard, Herefordshire, HR7 4RZ



**Sunderlands**  
Residential Rural Commercial



**Two Hoots House  
Bromyard  
Herefordshire  
HR7 4RZ**

**Summary of Features**

- Ideal for dual living
- Quiet location on a private driveway
- 5 Bedrooms (2 En-suite')
- Lounge, Dining Room, Sun Room
- Quality Kitchen/ Breakfast room
- Self- Contained Annexe
- Large Gardens and ample parking
- Outbuilding suitable for workshop/office

**£3,000 Per Month**

Nestled just outside of Bromyard, to the north of Herefordshire, this newly renovated detached farmhouse offers benefits such as private driveway/parking, air source heating and wrap around gardens.

The property itself comprises of 5 Bedrooms, Living Room, Dining Room, Kitchen/Breakfast Room, Utility, Cloakroom, Bathroom and two En-Suite'. There is an annexe which is part of the house which comprises of Kitchen with fitted appliances, Living Room, Shower Room and Bedroom.

**General**

This exceptionally impressive and fully modernised property is situated in a wonderful rural location, approached via a private driveway, offering both privacy and a peaceful countryside setting. Ideal for dual-family living, (with annexe) the property provides spacious and versatile accommodation, perfectly suited to modern family life.

The beautifully presented interior includes five generous bedrooms, two of which benefit from en-suite facilities. Full of character, the accommodation also comprises a spacious lounge, a separate dining room, a well-appointed kitchen/breakfast and a delightful conservatory, creating an ideal balance of traditional charm and contemporary comfort.

A particular feature of the property is the self-contained annexe, providing excellent accommodation for extended family members. In addition, there is a substantial outbuilding that offers excellent potential as a workshop, home office or studio, depending on individual requirements.

**Porch**

With door leading to:

**Entrance Hall**

With understairs storage. Stairs leading to first floor landing and doors leading to:

**Cloakroom**

With WC, hand wash basin, radiator and window to front aspect.

**Living Room**

With open fire, radiators and windows to front and rear aspect.

**Dining Room**

With radiator and window to rear aspect. Door leading to:

**Kitchen/Breakfast Room**

Newly fitted kitchen with modern units and appliances included. Windows to front aspect, radiator and doors leading to:

**Sun Room**

With doors leading to the rear garden. A bright additional living space suitable for a range of uses.

**Utility Room**

With kitchen units, sink and space for appliances. Window to front and rear aspect. Door leading to:

**First Floor Landing**

With window to front aspect, radiator and doors leading to:

**Bedroom 1**

With radiator and windows to both front and rear aspect. Door leading to:

**En-suite**

With WC, hand wash basin, shower, radiator and window to front aspect.

**Bedroom 2**

With radiator and window to rear aspect.

**Bedroom 3**

With radiator and windows to rear aspect. Door leading to:

**En-suite**

With WC, hand wash basin, shower, heated towel rail and window to rear aspect.

**Bedroom 4**

With radiator and window to front aspect.

**Bathroom**

With WC, hand wash basin, bath with shower over, radiator and window to front aspect.



**Bedroom 5**

With radiator and window to front aspect.

**Annexe**

On the ground floor is a seperate annexe which can be accessed from outside, or via the house. It comprises living room, Kitchen, bedroom and shower room

**Living Room (Annexe)**

With radiator, window to rear aspect and door leading to rear garden.

**Bedroom (Annexe)**

With radiator and window to front and side aspect.

**Kitchen (Annexe)**

With matching base and head units, sink and built in appliances. Door leading to front garden.

**Shower Room (Annexe)**

With WC, hand wash basin, shower and heated towel rail.

**Outside**

The property benefits from a long private driveway and attractive wrap-around gardens, enclosed by fencing and gates.

**Outbuilding**

There is a outbuilding which would be suitable for an office/workshop. Comprises open plan garage. Stairs in mezzanine area. Workshop/office

**Services**

The Tenant(s) will be responsible for payment of water, drainage, electricity and council tax as applicable. Council Tax Band - B

**Rent**

Rent is payable monthly in advance on the first day of each calendar month.

**Deposit**

The deposit is calculated as an equivalent of 5 weeks' rent.





Viewing Arrangements

Thank you for your interest in letting a property through Sunderlands. Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:-  
<https://www.sunderlands.co.uk/residential/registration>  
We will not consider your application until we have a completed Registration Form. Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you.  
Sunderlands  
Lettings@sunderlands.co.uk

Reference Procedure

Before viewing a property all prospective tenants will be required to complete a registration form. After viewing the property should they then wish to make a full application they will be required to fill out further forms and provide the following:  
Photo ID (Passport, Driving Licence)  
Proof of Income (copies of wage slips, Tax returns or accountants reference)  
Residency ID (Current utility bill with name and home address)



**Sunderlands**

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.