



JonathanWright
estate agents



Brook Farm , Wigmore, Herefordshire HR6 9UJ. £750,000

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PROPERTY FEATURES

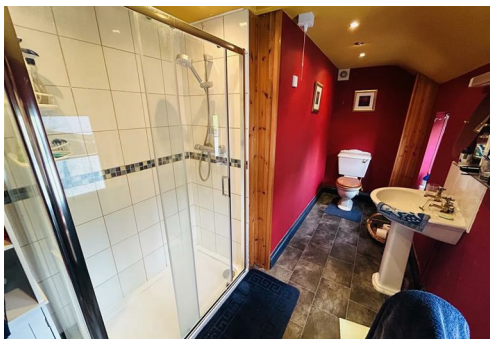
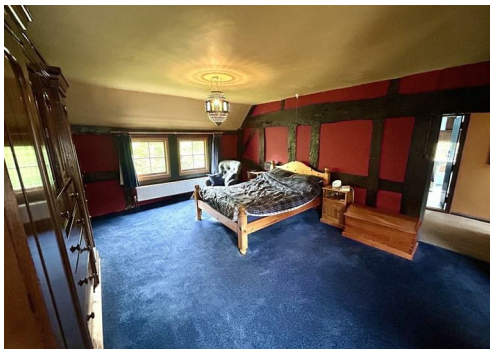
- Character Detached House
- Grade II Listed
- 4 Bedrooms
- Gardens and Paddock of 1.85 Acres
- Sitting Room with Fireplace
- Kitchen Breakfast Room with Rangemaster
- Dining Room
- En-suite and Family Bathroom
- Good Outbuildings
- Plenty of Parking

To view call 01568 616666



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A character and extended detached house, standing in gardens and grounds of 1.85 acres and offering spacious accommodation to include a welcoming reception hall, sitting room with original fireplace, kitchen/breakfast room, dining room, utility room, cloakroom/Wc, 4 bedrooms, en-suite shower room, main family bathroom and outside formal gardens, adjoining paddock, outbuildings and a large driveway with plenty of parking for vehicles. The property is situated in a tucked away position, on the edge of a bridleway and close to Wigmore's village centre and excellent amenities to include a shop, pubs, church, the highly regarded Wigmore schools and a garage.

An entrance door opens into a most welcoming reception hall, with a door into an under stairs storage cupboard and a door opens into a cloakroom/Wc. The cloakroom/Wc has a low flush Wc, basin and a window. From the reception hall a door opens into the sitting room. The characterful sitting room has an original features to include a fireplace with wood burning stove and bread oven and wall and ceiling timbers. The sitting room also has windows allowing plenty of natural light. From the reception hall a door opens into the kitchen/breakfast room. The kitchen/breakfast room is a fabulous space for families and has working surfaces, base units, wall cabinets, a Rangemaster Stove and an integral dishwasher and fridge. There are windows overlooking gardens and room for a breakfast table. From the kitchen a door opens into the dining room. The dining room is a wonderful environment for entertaining and has a fireplace with stove and French doors to patio for alfresco dining. From the dining room a door opens into a utility room. The utility room has working surfaces, a sink unit and a door to the gardens. From the reception hall an attractive staircase with a large window to the side rises to the first floor landing. The landing has room for furniture and doors of to the bedrooms. Bedroom one is a spacious room and has original wall timbers, windows to two elevations and a door to an en-suite shower room. The en-suite has a large shower cubicle, a low flush Wc and a window. Bedroom Two is also a good size double bedroom and has wall timber and two windows overlooking attractive gardens.

Bedroom Three has a built-in wardrobe and storage and a window overlooking gardens, Bedroom Four enjoys a double aspect through two windows and built-in shelving. From the landing a door opens into the family bathroom having a suite in white to include a bath with overhead shower, a low flush Wc and a wash hand basin. The bathroom also has a window overlooking gardens and storage cupboard.

OUTSIDE

The property is situated in a delightful position, along a quiet lane leading to a bridleway. Gated access opens onto a large driveway with lots of parking and turning for vehicles. Off the driveway is a variety of outbuildings.

OUTBUILDINGS

The good outbuildings include Barns for storage a large workshop and a three bay open fronted carport. Subject to local authority regulations, the outbuildings could be converted for other uses.

GARDENS

A feature of the property are the large and attractive gardens, that have been thoughtfully laid to sections to include a patio seating area, lawns with mature trees and shrubs and a vegetable garden. In an elevated position is a raised brick terrace and summerhouse enjoying the neighboring views.

PADDOCK

Gated access from the driveway leads to a sloping paddock with small orchard, which is enclosed and ideal for grazing or a perfect and safe play space for families.

SERVICES

The property has mains water and drainage, electricity, oil central heating via a combination boiler and there are 16 solar panels fitted.

HISTORY

The earliest part of the property dates back to 1580 and was extended in 1680, again in Victorian times and the newest section in the early 2000s.

ROOMS AND SIZES

Reception Hall

Cloakroom/wc

Sitting Room 5.51m x 4.19m (18'1" x 13'9")

Kitchen/Breakfast Room 5.38m x 2.92m (17'8" x 9'7")

Dining Room 4.55m x 3.86m (14'11" x 12'8")

Utility Room 3.68m x 2.24m (12'1" x 7'4")

Bedroom One 5.51m x 4.19m (18'1" x 13'9")

En-suite

Bedroom Two 4.01m x 3.45m (13'2" x 11'4")

Bedroom Three 4.37m x 2.79m (14'4" x 9'2")

Bedroom Four 3.68m x 2.24m (12'1" x 7'4")

Family Bathroom

Outbuildings
Carport



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

PROPERTY INFORMATION

Council Tax Band - F

Property Tenure - Freehold

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