



Brelston Court
Marstow | Ross-on-Wye | Herefordshire | HR9 6HF

FINE & COUNTRY



Step inside

- Farmhouse Kitchen with Aga
- 2 Receptions plus Study
- 6 Bedrooms, 2 Ensuite
- Two Bathrooms, Snug Area
- American barn with stabling
- Manège and circa 25 acres
- Walled Garden, turreted Folly

Substantial three storey 17th Century property situated in the pretty village of Marstow. The charming Grade II Listed property includes a turreted Folly within the walled garden. Grounds in excess of 25.5 acres along with impressive Equestrian facilities which include American barn stabling with 9 loose boxes. Good hard standing and room for vehicles to transport horses from the lane. Further block with 3 stables, tack room and two store areas, power, water and lighting. Holding areas, fenced Paddock land and Manège. The land extends on the other side of the lane in front of the house.









It is possible the house would suit dual occupancy with the convenience of a second staircase and carrying out some modifications to the Utility area subject to any necessary planning approval being obtained. Previously used as separate guest accommodation. Internally the accommodation briefly comprises; Farmhouse Kitchen/Breakfast Room with Aga, Utility Room, Boot Room with water well. Cloakroom, Sitting Room with open fireplace, Dining Room with wood burner and ornate arched window either side. Office/Study and a Cellar. On the first floor; TV Room/ Snug, There are two en-suite Bedrooms, two further Bedrooms, two Bathrooms and Laundry area. On the second floor there is a large landing area, two Bedrooms and Dressing Room area.



Step outside

Brelston Court

The Equestrian property also enjoys a well laid out walled garden with raised area suitable for vegetable growing. The lawn is planted with flower borders, numerous shrubs and mature fruit trees. There is an attractive old turreted Folly which is situated to the far corner and commands a rural view. There is excellent local riding and ideal for those seeking a country setting with access to the road networks.

LOCATION

Ross-on-Wye 8 miles, Monmouth 7 miles Cathedral City of Hereford 17 miles. Hartpury College 21 miles, David Broom Centre 35 miles. Choice of highly rated state and public schools. Neighbouring villages of Goodrich and Whitchurch have a Pub, Primary School, village shop and Post Office.

DIRECTIONS

From Monmouth and Ross-on-Wye follow the A40 dual carriageway to the Crosskeys, Goodrich exit. Turn towards Marstow and follow the lane for approximately one and a half miles. The property will be found on the left hand side just after Brelston Court Barn.

SERVICES

We understand the property is connected to mains electricity and water. Private drainage.

TENURE

Freehold

AGENT'S NOTES

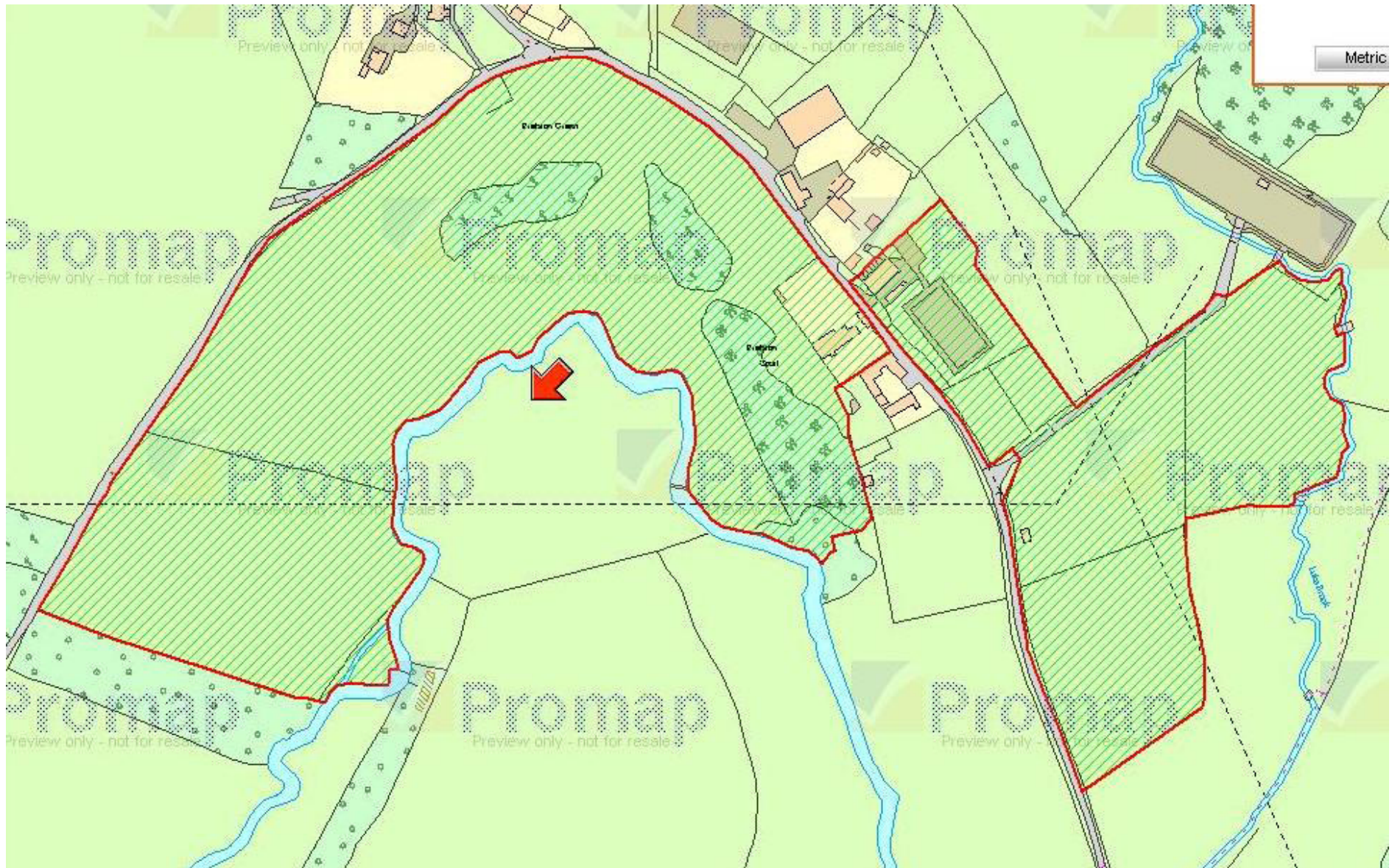
For information purposes only, there is an electricity pylon within the grounds of the far field.

FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.







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