



Bridge Cottage
Whiteleaved Oak | Bromsberrow | Ledbury | Herefordshire | HR8 1SE

FINE & COUNTRY

BRIDGE COTTAGE

Located within a stunning countryside setting, Bridge Cottage represents a magnificent rural lifestyle without compromise. This character home oozes luxury, boasting ample living spaces with a contemporary entertaining kitchen, 3 bedrooms including prestigious main suite with dressing room, and show stopping living spaces. Within the 2-acre grounds you are immersed in nature, and there are private lawns with a patio to the rear, an ideal family area for al-fresco dining. Sitting proud in the prestigious Whiteleaved Oak area, the property backs onto Eastnor Deer Park and has a wealth of links locally, making an ideal spot for work, schooling, and leisure.



Ground floor:

When entering Bridge Cottage you are greeted by a quaint porch, and then onto a bright entry office area looking directly onto the acreage to the rear. With a spectacular display of exposed beams, the office space tours you into the dining room which features full height glazing and exposed brickwork and stonework. A superb spot for formal dining, with an ever-changing vista to be entertained by. The spacious kitchen is new and contemporary, boasting a large central island, beams overhead, and breakfast area to the corner.

There is a cosy main lounge, with a real multi-fuel log burner, and a downstairs shower room built to an immaculate specification.

The ground floor is concluded with the spacious third double bedroom with tri-folding, French doors and feature electric fire. This room has been left ready for prospective buyers to choose the paint to decorate it with.

- Main lounge
- Study area
- Porch
- Shower room
- Dining room
- Kitchen
- Bedroom 3









Seller Insight

“ Bridge Cottage is a very special property that began life in the 15th century as The Toll House for the Bromsberrow Estate. This fabulous home was later extended into the old threshing barn, and the present owner, explains that the character of the house, its tranquil rural setting in two acres of land, combined with close proximity to the M50 and Cheltenham, answered all his requirements. It combined the best of town and country living.

Working with great attention to detail and preserving original features, whilst introducing sympathetic modern touches, the whole house was renovated. Work included the addition of a ground floor bathroom, air conditioning in the master bedroom and a Neff integrated coffee machine, an electric range master oven and hob and a bar room. Bridge Cottage is now a home where period features fuse seamlessly with the best of 21st century comfort to give a superb lifestyle.

It is a home where every room is used and appreciated. The spacious kitchen is the busy sociable hub of the home and great for relaxed entertaining: whilst the floor to ceiling glazing in the dining room, has stunning views across the grounds, giving it a great wow factor, and is the perfect place to watch the beauty of the changing seasons. A favourite winter sanctuary is the lounge, where the firelight flickers across the beams, and the cosy floor lighting create a soothing and timeless atmosphere with a relaxed sophistication.

The attention to comfort, with a modern vibe, is the interior designed bedroom suite, where the bedroom fridge means that if you fancy a nightcap you don't have to wander downstairs. It is an enjoyable luxury as is the copper and nickel roll top bath and sink. The suite is a delightful adult refuge.

The stunning garden wraps around the house and is your private green oasis of calm. There are all types of birds, and it is common to spot kingfishers, partridges and pheasants, whilst Bob the peacock seems to have made the garden his home. Being so close to the Deer Park results in deer wandering across the land.

Community minded Bromsberrow has a primary school, and various clubs and societies based at the village hall, whilst 'The Shop' offers a range of goods and holds various events, including community lunches and wine tasting. Historic Ledbury with its comprehensive shopping, restaurants, and choice of schools. Bromsberrow is the perfect place from which to explore some of the beautiful Wye Valley and Malvern Hills.

The vendor says, "Bridge Cottage is a magical place, and he will miss the quiet, the summer nights you can sit under a clear starry night sky, or wander the many trails through the Bromsberrow Estate and the Eastnor Castle Deer Park". Relocation for work means that he reluctantly has to leave this wonderful home, but he takes away many very happy memories.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First floor:

The first floor is serviced by two staircases, the first is from the main lounge providing access to bedroom 2, a bright room with a gorgeous, exposed timber truss centrally.

The second staircase is within the dining room taking you up to a prestigious main bedroom suite. Approaching the landing you are immediately greeted by a walk-in wardrobe to the left-hand side, and gallery sitting room with indoor balcony to the right.

The main bedroom itself has full length fitted wardrobes, air-conditioning and heating, and sitting area. The ensuite bathroom is magnificent with crittall styled shower, dual sinks, and copper bath. A main bedroom designed for efficiency, relaxation, and luxury living.

- Main bedroom with ensuite and dressing room
- Sitting room
- Bedroom 2

















Outside:

The 2-acre grounds sit beside the property, allowing it to be private and set back off the lane, with an enviable mix of foliage and trees – a haven for wildlife or those who are looking for countryside living. There is CCTV around the property, a monitored alarm, fenced driveway, patio areas, and boiler room storage area. Bridge Cottage really epitomises a rural, character home.





LOCATION

Bridge Cottage is nestled in the heart of the picturesque Herefordshire and Worcestershire countryside, this charming area offers a perfect blend of history, natural beauty, and a thriving community. Whether you are a nature lover, history enthusiast, or simply seeking a peaceful retreat, Bromsberrow and Ledbury have something for everyone.

Immerse yourself in history as you explore Whiteleaved Oak and its neighbouring town of Ledbury. Admire the medieval architecture, including the impressive Ledbury Parish Church, boasting stunning stained-glass windows. Do not miss the chance to visit Eastnor Castle neighbouring the property, a magnificent 19th-century castle surrounded by a beautiful deer park, offering a glimpse into the past. Bridge Cottage, the original toll building for the Bromsberrow Estate.

Enjoy the great outdoors with an abundance of scenic walks and hikes in the surrounding countryside. Explore the Malvern Hills, an Area of Outstanding Natural Beauty, offering breathtaking views from the summit. If you prefer a leisurely stroll, the Herefordshire Trail offers gentle walks through picturesque villages and rolling hills.





Services

Mains electricity & water. Oil fired central heating. Private drainage via sewage treatment plant.
Air-conditioning to main bedroom.
Wayleave agreement in place for drains, pipes, wires.

Tenure

Freehold

Local Authority

Malvern Hills Council
Council Tax Band E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



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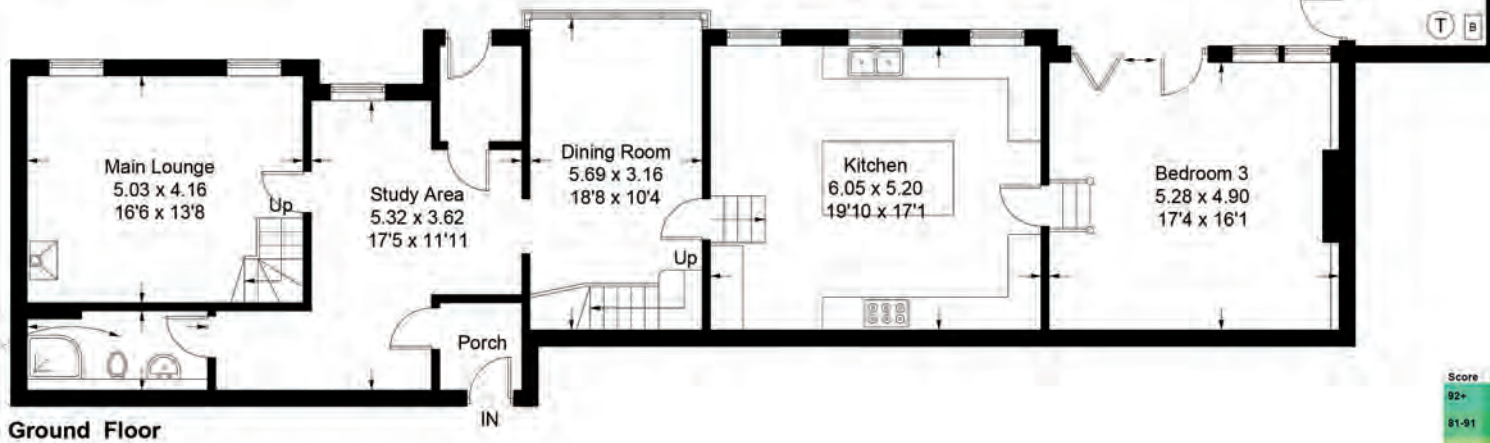
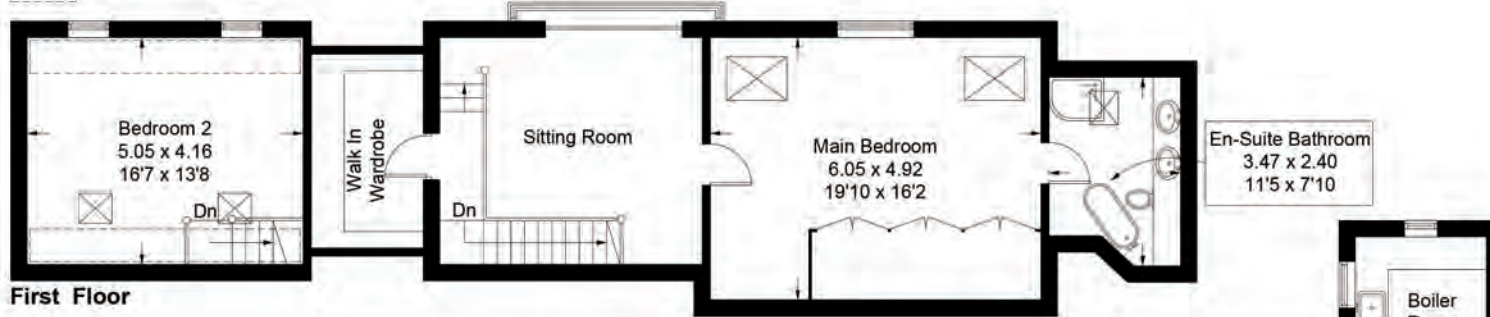
Bridge Cottage

Approximate Gross Internal Area = 217.5 sq m / 2341 sq ft

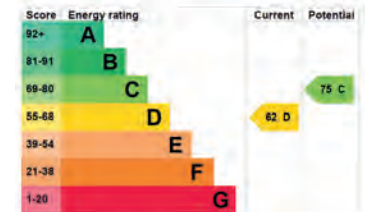
Boiler Room = 6.8 sq m / 73 sq ft

Total = 224.3 sq m / 2414 sq ft (Excluding Balcony)

 = Reduced headroom below 1.5m / 5'0"



This plan is for guidance only and must not be relied upon as a statement of fact.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 18.09.2023







BERT ROGERS

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Bert's strong history in construction project management enables him to utilise his skills in communication, negotiation, and client management. Past work includes being involved with luxury penthouses in Birmingham, private new build dwellings, and the Arabic Islamic Science Museum in Kuwait. Consequently, his project-minded, process-driven nature shines through, ensuring the best price is obtained for the client via Fine & Country's unmatched marketing. Overall, Bert has a natural interest in real estate, gym work, and the great outdoors.

YOU CAN FOLLOW BERT ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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