

BRELSTON COURT

Marstow, Herefordshire



ROSCOE · ROGERS · KNIGHT
Town and country properties



BRELSTON COURT

Marstow, Herefordshire

A beautiful Grade II Listed 6 bed roomed farmhouse with far reaching countryside views set in the pretty village of Marstow. The grounds of approximately 26 acres consisting of paddocks, pasture land, landscaped walled gardens and outstanding Equestrian facilities which include American barn with stabling for 9 horses with power, water and lighting, further block of 4 stables, Tack room, Rug room, store area and impressive Manège.

Stone built and set over three floors with sashed and casement double glazed windows under pitched slate roofs. The extremely versatile layout could offer a self-contained accommodation wing if required, subject to any necessary planning approvals. There is an abundance of original features including exposed beams, pine window shutters, a mixture of flagstone, clay quarry tile and hardwood flooring, moulded skirtings, architraves and picture rails, coved ceilings, panelled pine doors with wrought iron furniture, oil-fired Aga, wood burning stove and an large open fireplace. An oil-fired boiler provides hot water and central heating to radiators throughout. Two areas of parking for multiple vehicles.

The property is approached through a five-bar gate into a parking and turning area then through a wrought iron gate down steps to a part glazed panelled door and down wooden steps into:

FARMHOUSE KITCHEN: approximately 6.78m x 5.10m

Window, with shutters, overlooking the front garden, and window overlooking the back garden with views beyond. Granite worktops inset with Belfast sink and four ring electric hob with fan oven below and extractor hood above. Bespoke solid wooden floor mounted cupboards and drawers with matching wall mounted units and ceramic tiled splashback. Stone and red brick recessed chimney inset with green Aga and mosaic tile surround. Door with glazed viewing panel to secondary staircase. Part glazed door into;



SITTING ROOM: approximately 4.51m x 4.52m

Two windows with shutters, overlooking the garden. Feature inglenook fireplace with exposed stone surround, stone hearth and oak lintel. Adjacent high and low level cupboards with stripped pine doors. Part glazed door into:



MAIN HALLWAY: approximately 5.33m x 2.20m

Original timber front door out to PORCH with 2 circular feature windows, flagstone floor and external door all under pitched roof. Stripped pine staircase with curved moulded handrail and turned balustrades up to first floor. Part glazed door into:



DINING ROOM: approximately 4.41m x 4.34m

Two arch topped windows with shutters and views across open countryside. Fireplace with slate and pine surround with decorative moulding, slate hearth and inset log burner. Stripped, original boarded floor.



REAR HALLWAY: approximately 2.87m x 2.92m

Ledged and braced door leading out onto the back terrace. Doors into:

CLOAKROOM:

Window overlooking the garden. Low level W.C. basin with pedestal. Door with glazed panels into storage cupboard.

CELLAR:

Stone steps lead down to:

ROOM 1: approximately 2.74m x 3.40m

ROOM 2: approximately 4.41m x 4.57m

Light and power

STUDY: approximately 4.08m x 2.76m

Window with views of the garden. Secondary ledged and braced door.

Door from the kitchen into:

BOOT ROOM/REAR ENTRANCE: approximately 3.80m x 2.03m

Part glazed French doors leading out to the terrace and garden. Door out to the back yard with adjacent window with quarry tiled sill. Raked ceiling with circular window at high level. Flagstone floor with boarded top to feature well and door into:

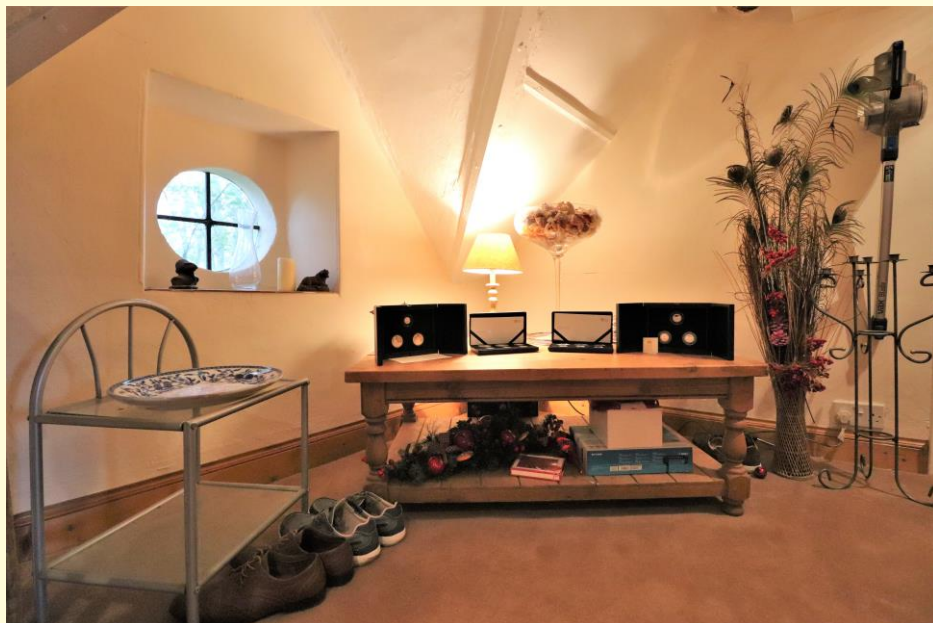
UTILITY ROOM: approximately 5.00m x 4.14m

Window out to courtyard and window at high level overlooking the front garden. Laminate worktop to two sides with colour washed, panelled doors to cupboards and drawers below, matching wall units above. Power, plumbing and spaces for dishwasher, washing machine, refrigerator and freezer. Wooden staircase with electric stair lift to first floor. (Which could be annexed accommodation)

From Entrance Hallway, up main staircase with feature circular window to:

FIRST FLOOR GALLERIED LANDING/SITTING AREA:

Doors into:



FAMILY BATHROOM:

Window overlooking the garden and countryside beyond. Low level W.C. with wall mounted flushbox. Vanity unit with painted panelled doors to cupboard below, inset ceramic square sink and ceramic tiled splashback. Panelled surround to bath. Part raked ceiling. Hatch to loft space.



TV ROOM/BEDROOM 3: approximately 2.59m x 4.03m

Window to the garden. Part raked ceiling. Hatch to loft space. Vertically boarded door into cupboard with water tank. Second ledged and braced door out to the landing. Interlinked to the secondary staircase off the Farmhouse Kitchen.



MAIN LANDING: approximately 2.20m x 4.44m

Window overlooking the garden. Staircase with top winder, square newels, turned balustrades and moulded handrails leading to the second floor with cupboard under. Doors into:

L-SHAPED BEDROOM 1: approximately 4.71m x 4.51m reducing to 2.83m

Two windows overlooking the front garden. Original fireplace with decorative cast iron grate, stone surround and hearth.



EN SUITE SHOWER ROOM:

White suite with low level WC, basin and pedestal with ceramic tiled splashback, mirror and light with shaver socket over. Shower cubicle tiled to three sides to high level with a folding, etched glazed door and electric shower.

L-SHAPED BEDROOM 2: approximately 4.52m x 2.74m reducing to 4.47m

Two windows overlooking the front garden. Painted ornamental fireplace with inset cast iron grate. Door into:

EN-SUITE SHOWER ROOM:

Coloured suite with low level W.C. basin with pedestal and ceramic tiled splashback, mirror and light with shaver socket over. Shower cubicle tiled to three sides to high level with a folding glazed door, and electric shower. Tiling up to dado level on all walls.

SECOND FLOOR GALLERIED LANDING: approximately 4.52m x 3.22m

Dormer window overlooking the garden. Doors into:

BEDROOM 6: approximately 3.09m x 4.52m

Window overlooking the garden and views beyond. Part raked ceiling with exposed beams.

DRESSING ROOM: approximately 4.41m x 2.01m

Built in storage to two sides with hanging rails. Door into;

BEDROOM 7: approximately 2.81m x 4.44m

Window overlooking the garden and countryside beyond. Part raked ceiling with exposed beams.

From kitchen, up secondary staircase to:

FIRST FLOOR LANDING:

Doors into:

BEDROOM 4: approximately 4.26m x 3.35m

Windows overlooking the garden, secondary door leading to first floor landing.

BEDROOM 5: approximately 4.14m x 3.35m

Window overlooking the garden. Built-in wardrobe with louvred door and hanging rail. Secondary door out to rear landing with staircase down to Utility Room. Door into:

FIRST FLOOR LANDING:

Window to side garden and staircase with electric stair lift down to Utility room. Doors into:

FAMILY BATHROOM:

White suite comprising low level W.C. basin with pedestal and end set bath with shower over. Ceramic tiling to all walls. Hatch to loft space.

WALK IN LAUNDRY ROOM:

Louvred doors, plumbing for washing machine, power point and immersion heater.

OUTSIDE:

Grounds total approximately 26 acres including paddocks, multiple fields for pasture and amenity land, of which the fields to the south and west of the house are bordered by the Garron Brook with fishing rights included in the sale. American Barn with concrete hardstanding, stable block, complex and professionally constructed Manège. The landscaped gardens consist of enclosed front garden laid to lawn with mature tree lined border and stone wall lined back garden with terraced lawns, orchard, flower beds, greenhouse and raised decking area. Feature stone and red brick Folly benefits from panoramic views across open countryside. All borders are planted with established shrubs, flowers and trees.

SERVICES:

Mains water and electricity. Septic tank drainage. Oil fired central heating. Herefordshire County Council Tax Band F.

Offers over £ 1,000,000

DIRECTIONS:

From Monmouth take the A40 towards Ross-on-Wye, passing the large service station on the left-hand side, the village of Whitchurch and the turning to Hereford. Near the brow of the hill, take the small spur off to the left, signposted Goodrich, and then the next left signposted Marstow. Follow this road for approximately one mile and Brelston Court is the second property on the left-hand side on the brow of the hill.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

R461 Printed by Ravensworth Digital 0870 112 5306

TOWN & COUNTRY PROPERTIES

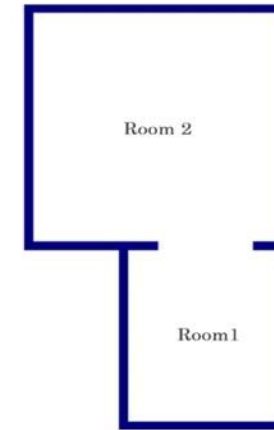
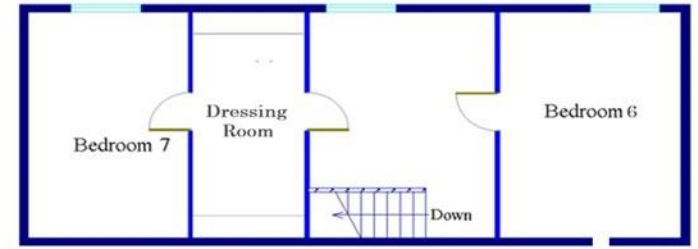
3 Agincourt Square, Monmouth NP25 3BT

Telephone: 01600 772929

www.roscoerogersandknight.co.uk

Francline Properties Ltd t/a Roscoe, Rogers & Knight
Company Reg. No 3124596





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

