



Andrew Grant
PRESTIGE & COUNTRY

Brook Farm

Wigmore, HR6 9UJ

Guide

£800,000



Brook Farm

Wigmore, Leominster, HR6 9UJ

4 Bedrooms 2 Bathrooms 2 Reception Rooms 1.85 Acres

“A unique Grade II listed home with origins in 1580, set in approximately two acres with extensive outbuildings, private gardens and a peaceful position in Wigmore...”

Scott Richardson Brown CEO

- Grade II listed character home with parts dating from 1580 and later additions.
- The features include a log burner and bread oven in the sitting room.
- Versatile layout with four bedrooms and generous reception spaces.
- Large collection of barns and outbuildings offering excellent storage potential.
- Large garden with additional orchard and paddock.
- Driveway and carport with space for around ten vehicles.
- Private location in the heart of Wigmore village.



2128 sq ft (197.7 sq m)



The approach

Brook Farm is privately tucked away in the centre of Wigmore, approached via a gated entrance leading to a generous driveway. The traditional Grade II listed exterior showcases the home's historic charm, with its earliest section dating to 1580. Later additions in 1680, Victorian times and the early 2000s have created a spacious and adaptable home. The setting offers peace and privacy while remaining within walking distance of the village amenities.







The entrance hall

The front door opens into a welcoming hallway that reflects the home's character and history. To one side is a convenient cloakroom, fitted with a WC and wash basin, providing a useful facility on the ground floor.. The hallway leads directly into the sitting room to the left and the kitchen to the right, with a convenient storage area located under the staircase.





The kitchen

The kitchen, part of the 1680 addition, is a generous space that offers excellent potential. It is well-proportioned, with ample room for a breakfast table and a practical layout for everyday cooking. From here, an opening leads into the dining room, creating a sociable flow between the two spaces.





A separate utility room, added in 2004, is positioned off the dining room and provides further work surfaces, storage and space for laundry appliances. A rear door from the utility gives access to the garden, making it ideal for outdoor dining or tending to the grounds.





The dining room

The Victorian section of the house, the dining room is a bright and well-sized reception space that connects directly to both the kitchen and utility. It is ideal for hosting family meals or entertaining friends, with windows framing views over the gardens.





The sitting room

Situated in the oldest part of the property, the sitting room is a characterful space centred around a log burner with a traditional bread oven. This inviting room offers a warm atmosphere and plenty of space for relaxation.





The principal bedroom

The principal bedroom is generously sized, occupying a position at the front of the house with ample light that flows through dual windows. Its proportions allow for a variety of layout options and ample room for freestanding furniture. The space is also complimented by its own en suite.





The principal en suite

The en suite to the principal bedroom features a WC, wash basin and shower, offering privacy and convenience.



The second bedroom

A good-sized double bedroom with a pleasant outlook through dual windows over the gardens, providing comfortable accommodation for family members or guests.





The third bedroom

Another well-proportioned double bedroom accessed through double doors, enjoying a bright aspect and flexible layout potential. A bank of built-in storage across one side maximises floor space and provides convenience.





The fourth bedroom

The fourth bedrooms provides excellent versatility to be used as a nursery, office or additional guest or family bedroom. Built-in shelving allows for convenient storage, while dual-aspect windows bring in natural light and provides views over the grounds and surrounding countryside.



The bathroom

The family bathroom is fitted with a bath, with an overhead shower, WC and wash basin with storage beneath, serving the three additional bedrooms. A cupboard provides additional useful storage space.





The gardens

The formal garden extends to around half an acre and is arranged to create distinct areas for relaxation and outdoor living. A patio area sits directly beside the house, providing an excellent space for alfresco dining or enjoying views over the lawns. Steps lead up to a large expanse of grass bordered by mature trees, shrubs and established planting that give colour and privacy throughout the seasons.



Across the lawn lies a brick terrace area with a summer house, perfectly positioned to capture open rural views and evening sunshine, offering another inviting space for entertaining or unwinding. The combination of level and elevated areas provides interest and variety, with ample room for recreation, planting or simply appreciating the peaceful surroundings.





The grounds

In addition to the main garden, the property includes an orchard and a steep paddock approaching 1.5 acres, which could lend itself to purposes such as keeping livestock. The grounds offer a high degree of privacy and are bordered by mature hedging and trees. Together, the gardens, orchard and paddock create a varied outdoor environment with plenty of scope for gardening, smallholding or simply enjoying the rural setting.



The outbuildings

The property includes an impressive range of barns and outbuildings, many of which are timber-framed and currently used for storage. These offer excellent potential for various uses, subject to any necessary consents. A large open-fronted three-bay barn provides covered parking or further storage options.





The driveway and parking

A substantial driveway provides parking for multiple vehicles, in addition to a three-bay open-fronted carport. This makes the property well-suited to those with multiple vehicles or requiring space for trailers and equipment.

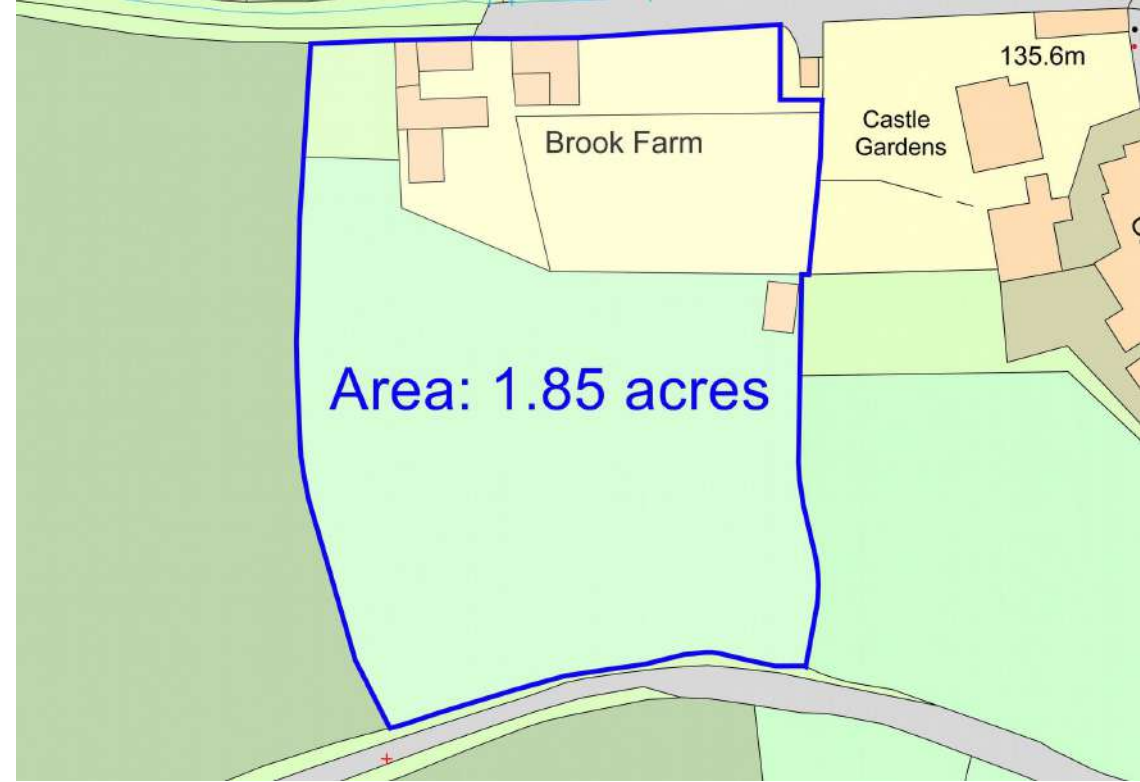


Location

Brook Farm enjoys a tucked-away position in the heart of Wigmore, a historic Herefordshire village known for its Norman castle ruins, church and friendly community atmosphere. The village offers everyday amenities including a village shop, primary and secondary schools, public house, restaurant and community centre.

Surrounded by scenic countryside, the area is ideal for walking and outdoor pursuits. More extensive facilities can be found in nearby Leominster, which offers a range of shops, supermarkets, secondary schools and leisure amenities.

Leominster also has a railway station with services to Hereford, Ludlow, Shrewsbury and beyond. The postcode offers good access to the wider region, with the A49 connecting to Hereford in the south and Shrewsbury to the north. The area is well-situated for those seeking a rural lifestyle while remaining connected to nearby towns and transport links.



Services

The property benefits from mains electricity, water and drainage. There is oil-fired central heating and Liquid Propane Gas.

Council Tax

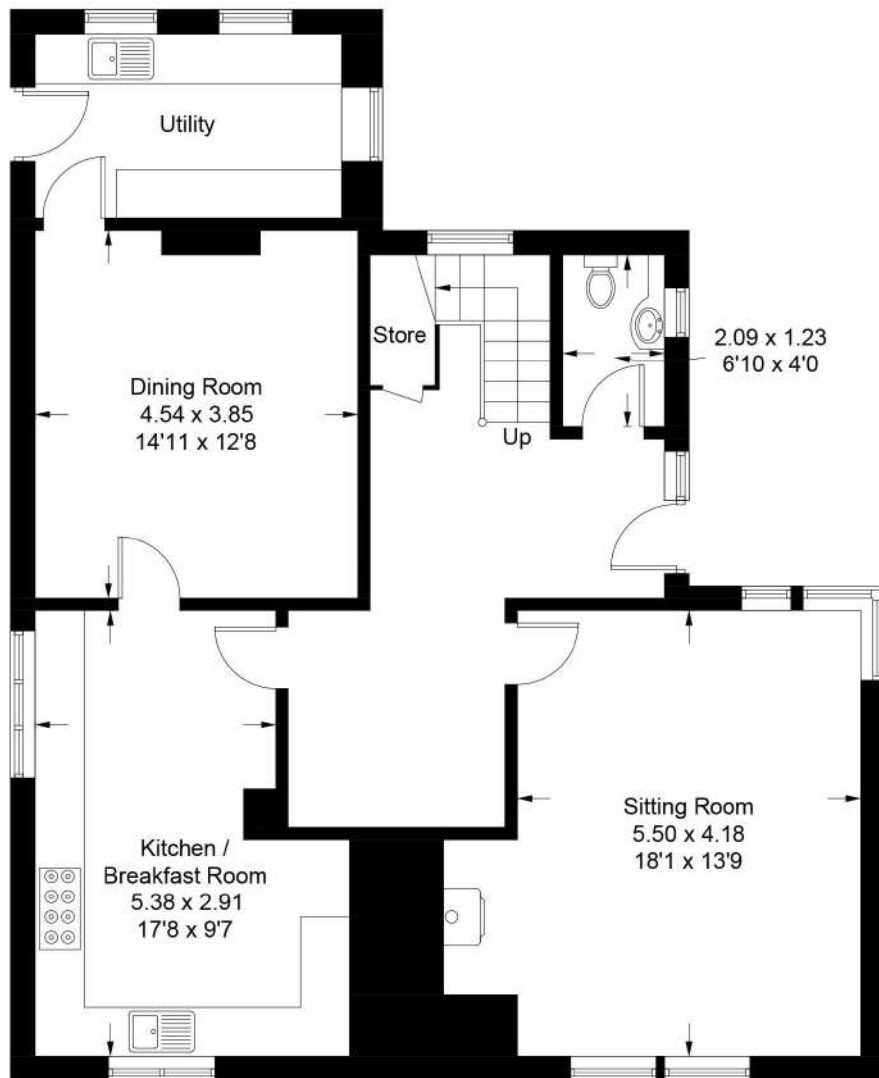
The Council Tax for this property is Band F



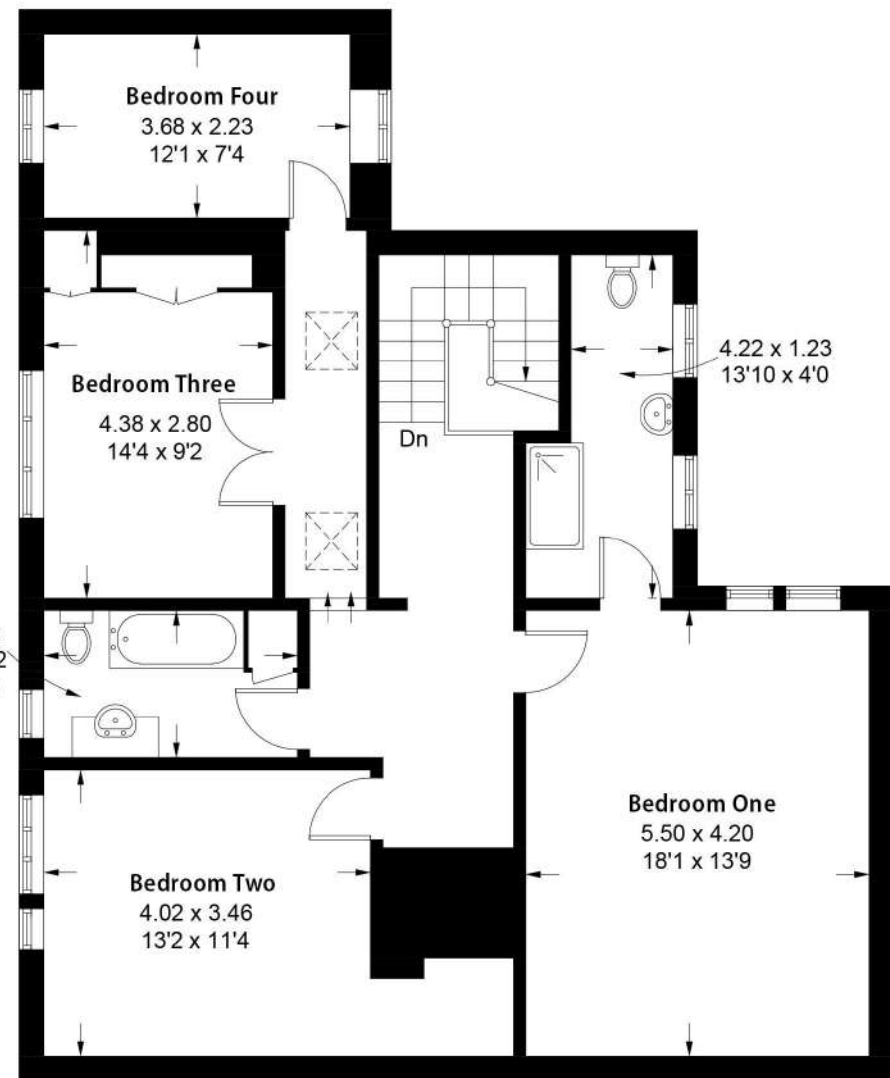


Brook Farm, Wigmore

Approximate Gross Internal Area = 197.7 sq m / 2128 sq ft



Ground Floor

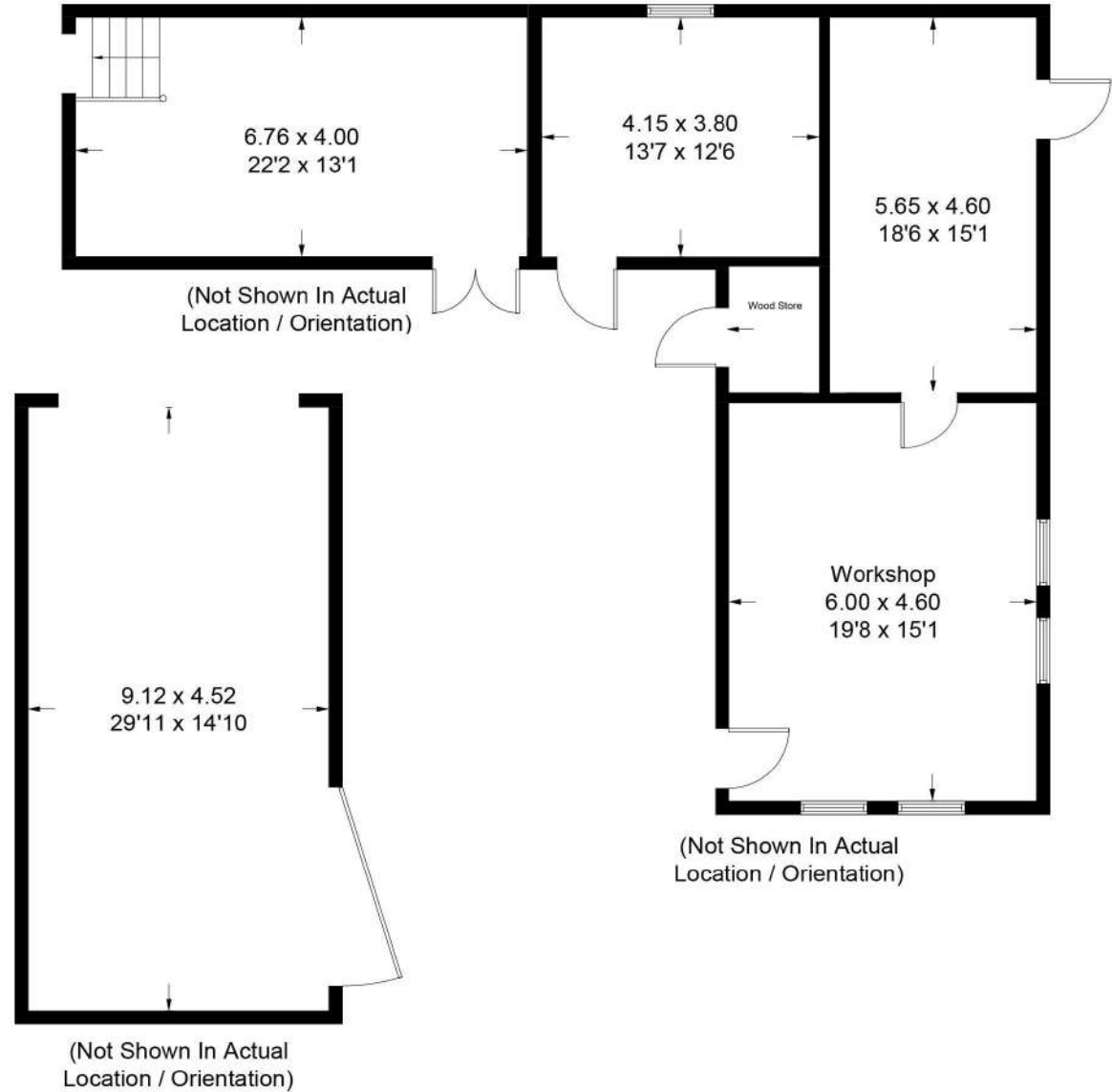
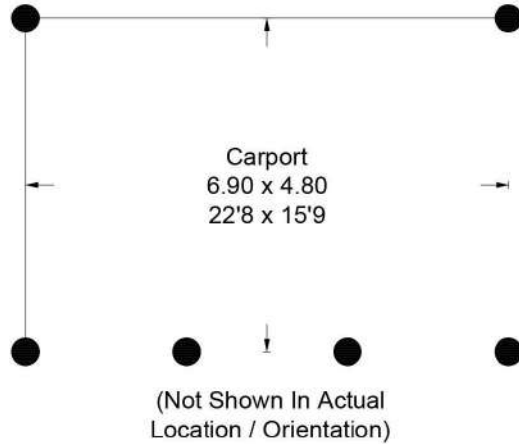


First Floor

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

Brook Farm, Wigmore - Outbuildings

Approximate Gross Internal Area = 132.3 sq m / 1424 sq ft
(Excluding Carport)



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