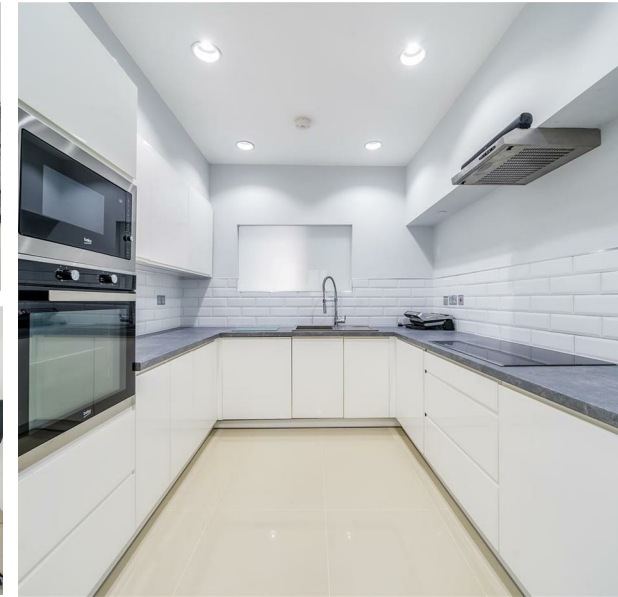


Apartment 11, Bryngwyn Manor Wormelw, HR2 8EQ
Guide price £200,000



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Guide price £200,000

Council Tax Band: C

A well-appointed and spacious two bedroom basement apartment within the recently restored Bryngwyn Manor.

SITUATION

Bryngwyn Manor, a superb Victorian Gothic Manor House is situated approximately six miles from Hereford, 10 miles from Ross on Wye and 11 miles from Monmouth. The property is also convenient to the M50, leading to the M5 and A40 dual carriageway linked to the M4. Immediately adjacent to Bryngwyn Manor is Hunter's Lodge, a residential care home with to the rear inside open countryside and far-reaching views. Wormelow itself offers The Tump Public House/Restaurant and a well-equipped local store, church and regular bus service.

DESCRIPTION

Originally commissioned by Sir James Rankin, an international shipping and trade magnate who inherited the Bryngwyn Estate. In 1868 he had built himself in the words of the time "a magnificent mansion delightfully situated and commanding one of the most extensive views in Herefordshire and perhaps one of the finest landscapes in England". It was here, Sir James brought up his family and became one of Hereford's largest private benefactors.

During the war, the army was stationed at Bryngwyn. Indeed Italian prisoners of war were housed there and worked on nearby farms and in the construction of the church at Hoarwithy.

It is Grade II listed and in recent years has been extensively and painstakingly restored, retaining its fabulous original features including many marble columns, wooden doors and floors, stone archways, stained glass windows and gargoyles and now provides luxury apartment living to the central section with the east and west wings providing separate family homes with large private gardens.

The basement apartment offers a rare opportunity to purchase a beautifully appointed two bedroom apartment. Ideal as a lock and leave or investment opportunity, Airbnb/rental unit. Fully tiled throughout for ease of maintenance along with the use of communal gardens and with allocated parking and additional visitor spaces.

With more details and with approximate measurements, the property comprises:-

To the far left of the main entrance.

Steps down with automatic lighting leading to an

Enclosed entrance porch

With wide half glazed door leading to entrance hall with tiled floor, cupboard housing Ecodan renewable heating technology, electric boiler and shelving, recess ceiling spotlighting. Part glazed door to

Entrance hall

With obscure glazed window to front elevation. Recess ceiling spotlighting, tiled floor, mood lighting, wooden panelling and door to

Sitting room

Again with tiled floor, obscure glazed window to front elevation. Central ceiling light.

Rear hall

With recess ceiling spotlighting, tiled floor, doors to

cloak room

Half glazed door, half tiled walls, low level WC, wall-hung wash hand basin, towel rail, mirror, tiled floor.

Master bedroom

With obscure glazed window to rear elevation. Central ceiling light, feature exposed stone wall, obscure glazed sliding door to

En suite bathroom

With fully tiled floor and walls. Low level WC. Wall-hung wash hand basin with drawers beneath, ladder style towel radiator. Recessed ceiling spotlighting. Bath with shower off taps.

From the rear hall access to

Wet room

Fully tiled with recessed wash hand basin with inset mirror. Low level WC. Ladder style towel rail, recess ceiling spotlights.

Bedroom two

with window to elevation, central ceiling light, tiled floor, half obscure glazed door.

Kitchen

Fitted with a range of white fronted wall and base units with grey marble effect work surfaces. Polycarbon sink unit with mixer tap over. Obscure glazed window overlooking entrance hall. Eco induction hob with Logic extractor over. Built-in Beko combi oven and microwave with Beko oven below. Built-in fridge and freezer, built-in dishwasher and washer dryer. Recessed spotlights. Half tiled walls.

OUTSIDE

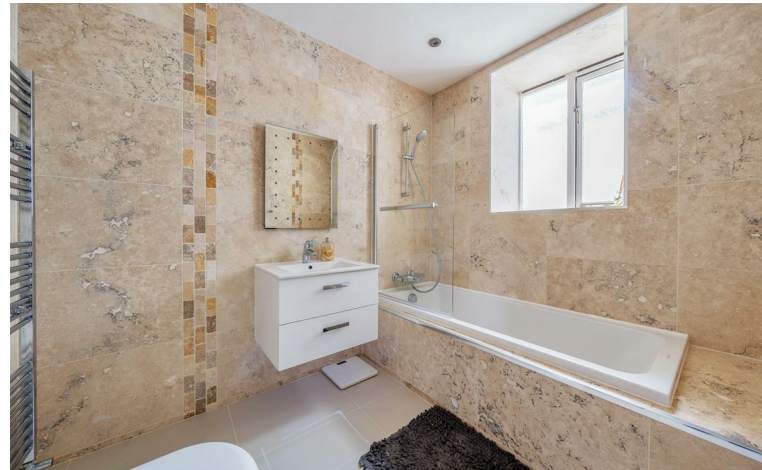
The communal gardens form a very special feature to the property being extensively lawned with allocated individual raised flower and vegetable beds and individual sheds (TBC). To the front of the property is extensive car parking with allocated and visitor parking. There is also a very pleasant landscaped terrace with seating areas from which to enjoy the superb far reaching views.

Services and service charge

Mains electricity, private water and drainage, LPG, service charge £1010 per quarter.

DISCLAIMER

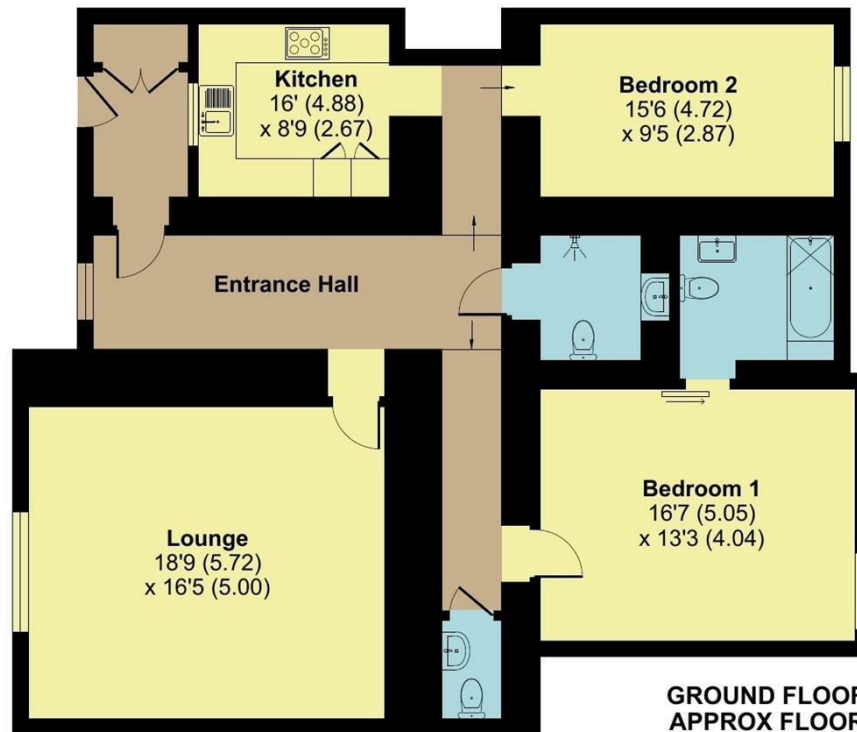
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Bryngwyn Manor, Wormelow, Hereford, HR2

Approximate Area = 1405 sq ft / 130.5 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 130.5 SQ M
(1405 SQ FT)**



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- **AIR SOURCE HEAT PUMP AND UNDER FLOOR HEATING**

