

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A STRIKING DETACHED COUNTRY HOME SITUATED IN THE FAVOURED VILLAGE OF BURLEY GATE AFFORDING FANTASTIC FAR REACHING VIEWS ACROSS THE SURROUNDING OPEN COUNTRYSIDE OFFERING BEAUTIFULLY APPOINTED FOUR DOUBLE BEDROOMED ACCOMMODATION WITH TWO RECEPTION ROOMS, IMPRESSIVE BREAKFAST KITCHEN, TWO HOME OFFICES, THREE BATH/SHOWER ROOMS, DOUBLE GARAGE WITH AN ADJOINING CARPORT AND AN EXCELLENT RANGE OF EQUESTRIAN FACILITIES INCLUDING A STEEL FRAMED BUILDING/STABLES AND FENCED PADDOCKS IN ALL EXTENDING TO APPROXIMATELY 3.7 ACRES. INSPECTION ESSENTIAL.**

EPC TBC.

## Brick House - Guide Price £975,000

Burley Gate, Hereford, Herefordshire, HR1 3QS

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# Brick House

## Location & Description

Burley Gate is a sought after village which has a popular primary school and post office. It is conveniently situated for easy access to the Cathedral City of Hereford (approximately 8 miles) and the popular market towns of Bromyard (approximately 6 miles) and Ledbury (approximately 10 miles), all of which provide an excellent range of amenities and facilities. There are mainline railway stations at Hereford and Ledbury and the M50 motorway is accessible approximately 4 miles south of Ledbury.

## Property Description

Brick House enjoys a wonderful position situated in the favoured village of Burley Gate with fantastic far reaching views across the surrounding Herefordshire countryside. The property has been completely transformed by the current owners with careful consideration being given to retain much of its character whilst encapsulating the essence of contemporary living. There are several noteworthy features including extensive solid oak joinery, two inglenook fireplaces, exposed beams and attractive exposed brickwork. With superbly spacious and light accommodation, the property has been designed to take full advantage of its position with large picture windows, which frame the surrounding landscape beautifully.

Extending to approximately 3,100 sq ft, the accommodation on the ground floor comprises a spacious entrance hall, shower room, breakfast kitchen with an impressive central island, family/dining room with a striking vaulted ceiling, living room, useful utility room and two home offices. On the first floor, a galleried landing leads to a master bedroom with a luxury fitted en suite bathroom, three further double bedrooms and a contemporary family bathroom.

Brick House is approached by electronically operated vehicular gates leading to a large area of parking with turning space. There is access to a **DETACHED DOUBLE GARAGE** with a first floor mezzanine storage area and an adjoining **CARPORT**. There are excellent equestrian facilities including a **STEEL FRAMED BUILDING/STABLES** with water and electricity connected.

The grounds belonging to Brick House extend to approximately **3.7 ACRES** and comprises areas of paddock with stock proof fencing and a delightful wrap around formal garden.

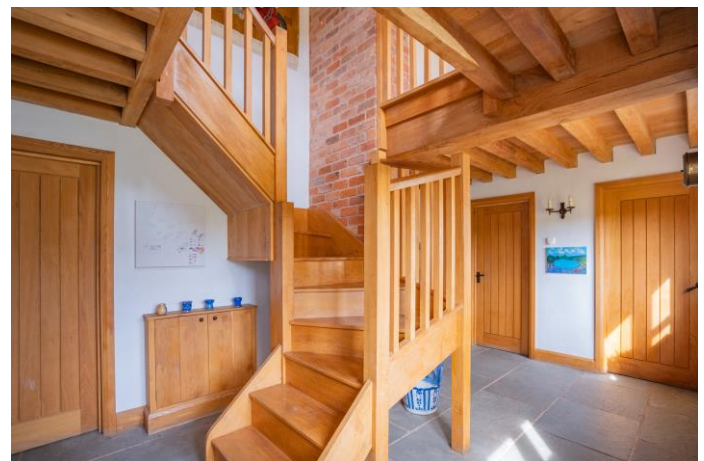
With so much to offer, an early inspection is highly recommended. The accommodation with approximate dimensions is as follows:

**Entrance Hall** Solid wood entrance door. Rear facing windows, exposed ceiling beams, exposed brick wall, wall lights, stone floor. Solid oak staircase to first floor. Doors to

**Shower Room** Suite comprising large walk in shower enclosure, granite wash hand basin with matching granite top and storage below, low level WC. Front facing window, recessed spotlights, extractor fan, chrome ladder style towel rail, tiled floor.

**Breakfast Kitchen** 5.99m (19ft 4in) x 5.27m (17ft) Impressive breakfast kitchen fitted with a comprehensive range of solid wood wall and floor mounted units with work surface over and inset sink with bevelled drainer. There is a matching central island with additional storage cupboards and work surface over. Space and plumbing for dishwasher. Space for fridge freezer. Space for cooker (bottled gas connection). Side facing window, exposed ceiling beams, ceiling lights, quarry tiled floor. Door to outside seating terrace.

**Family/Dining Room** 6.95m (22ft 5in) x 6.33m (20ft 5in) A contemporary glazed walkway links the Breakfast Kitchen to an open plan Family/Dining Room, which is beautifully appointed with a striking vaulted ceiling and flooded with natural light through a bank of Bi-fold doors. Recessed spotlights, ceiling lights, exposed brick wall, TV point. Feature inglenook fireplace with inset wood burning stove.







**Utility Room 3.13m (10ft 1in) x 3.04m (9ft 10in) including cupboards**  
Fitted with a matching range of floor mounted units with granite work surface over and inset sink with bevelled drainer. Front facing window, exposed ceiling beams, recessed spotlights, space and plumbing for washing machine. Useful built in cupboard with floor mounted Worcester boiler, hanging rails and shelving. Solid wood door to outside.

**Office 3.56m (11ft 6in) x 3.15m (10ft 2in)** Enjoying a sunny south facing aspect. Exposed ceiling beams, wall lights, exposed brick fireplace, stone floor.

**Sitting Room 6.38m (20ft 7in) x 3.64m (11ft 9in)** Enjoying a dual aspect overlooking the garden. Exposed ceiling beams, wall lights, TV point, stone floor. Feature exposed brick fireplace with Morso wood burning stove. Door to

**Study/Play Room 4.90m (15ft 10in) x 2.66m (8ft 7in) into door recess**  
Front facing window, part vaulted ceiling, recessed spotlights.

**First Floor Galleried Landing** Impressive galleried landing with two side facing windows enjoying far reaching views across the surrounding open countryside. Exposed ceiling beams, wall lights, access to loft space, two radiators, solid oak flooring. Doors to

**Master Bedroom 5.99m (19ft 4in) x 3.80m (12ft 3in)** Enjoying a triple aspect with wonderful far reaching views across the surrounding open countryside. Exposed ceiling beams, ceiling light, two radiators, TV point, solid oak flooring. Door to

**En Suite Bathroom** Contemporary suite comprising freestanding claw foot bath, granite wash hand basin with matching granite top and storage below, low level WC. Front and side facing windows, exposed ceiling beam, ceiling lights, shaver socket, chrome ladder style towel rail, tiled floor.

**Bedroom 2 3.56m (11ft 6in) x 3.13m (10ft 1in)** Side facing window enjoying lovely far reaching rural views, exposed ceiling beam, ceiling light, radiator, solid oak flooring.

**Bedroom 3 3.61m (11ft 8in) x 3.59m (11ft 7in)** Side facing window enjoying lovely far reaching rural views, exposed ceiling beam, ceiling light, radiator.

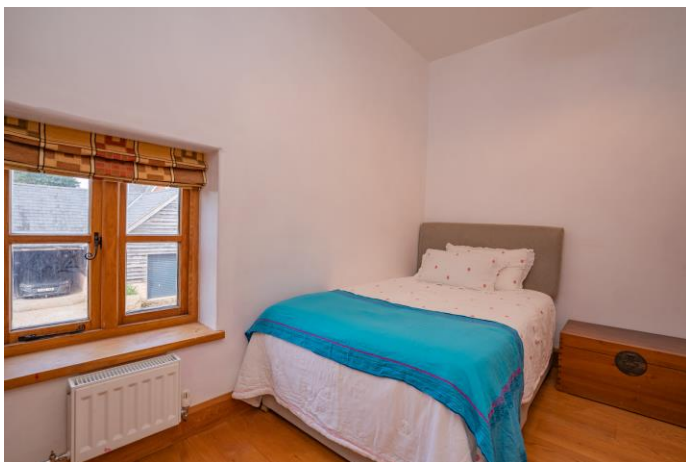
**Bedroom 4 3.92m (12ft 8in) x 2.09m (6ft 9in)** Front facing window, exposed ceiling beam, access to loft space, built in wardrobe with hanging rail and shelving.

**Family Bathroom** Luxury contemporary suite comprising freestanding claw foot bath with tiled surrounds, vanity wash hand basin with granite top and cupboard below, low level WC. Front facing window, exposed ceiling beam, two ceiling lights, chrome ladder style towel rail, solid oak flooring.

**Outside** Brick House has an impressive approach through electronically controlled double gates leading to a long sweeping driveway flanked on either side by mature trees and leading to a generous area of parking with turning space.

The grounds belonging to Brick House extend to approximately **3.7 ACRES** and comprise areas of **PADDOCK** with stock proof and electric taped fencing.

A formal area of garden wraps around the property and is arranged with an attractive paved seating terrace, ideal for outside dining and entertaining with a brick built **PIZZA OVEN**. There are areas laid to lawn bordered by privacy heading and established flowerbeds. There is a small orchard with a vegetable patch and a **GREENHOUSE**.



## OUTBUILDINGS

### Detached Garage 8.57m (27ft 8in) x 5.78m (18ft 8in)

With double wooden doors, light and power connected. Mezzanine landing providing additional useful storage space.

There is an adjacent **Carpport (19'0" x 18'11")** with water connected and external power points.

### Steel Framed Building/Stables 8.0m (26ft 2in) x 11.5m (37ft 8in)

Steel framed stable block with power and water connected.



**Services** We have been advised that mains electricity and water are connected to the property. Drainage is to a private system. Heating is oil fired with underfloor heating on the ground floor. Full fibre broadband is connected. There is a rainwater harvesting tank. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

**Tenure** We are advised (subject to legal confirmation) that the property is freehold.

**General** Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the

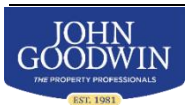
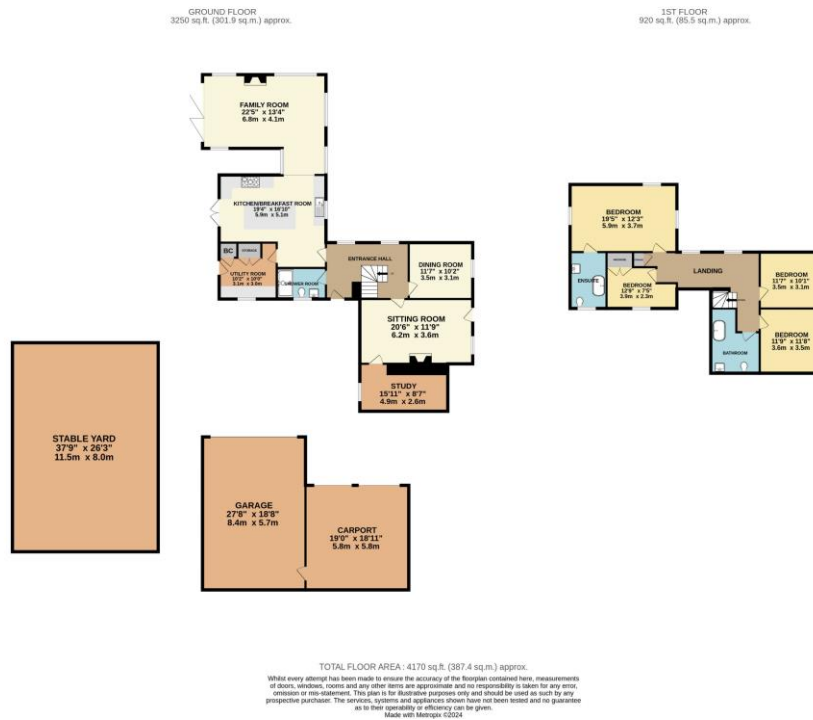
**Directions** Proceed out of Ledbury on the A438 Hereford Road. At the Trumpet crossroads turn right onto the A417 Leominster Road and continue through Ashperton and Stretton Grandison. Continue straight over the traffic lights at Newtown Crossroads and at the small roundabout at Burley Gate turn right towards Bromyard. Continue on past the school and fork right just before the post office. Continue along this road for approx. half a mile and the property can be found on the left hand side as indicated by the agents for sale board.

**What3Words: occurs.animates.before**

**Viewing** By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

**Council Tax** COUNCIL TAX BAND "E" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

**EPC** The EPC rating for this property is to be confirmed.



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#### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.