



Bryngarth

Much Birch
Hereford
HR2 8HJ





Bryngarth, Much Birch, Hereford HR2 8HJ

An elegant and imposing detached Edwardian residence, in a convenient yet private rural location with spectacular views, about 5600 sq. feet with 8/9 bedrooms, 5 bath/shower rooms, gardens and grounds extending to approximately 3.5 acres.

This handsome detached residence occupies an elevated location with truly spectacular views over Herefordshire countryside to the Black Mountains, between the Cathedral City of Hereford (5½ miles) and the market towns of Ross-on-Wye (9 miles) and Monmouth (13½ miles).

Within Much Birch there are two public houses, church, doctors' surgery and there is a shop and cricket field in nearby Wormelow (1 mile).

The property offers incredibly spacious accommodation which extends to approximately 5600 sq ft and a variety of period features including some leaded glazed windows and hardwood flooring, stunning hardwood staircase and skirting boards, some mullion windows, high ceilings together with modern conveniences of oil central heating, sensor and emergency lighting, electric smoke alarms.

Although originally designed as a family house, the property would also be ideal for potential commercial use (subject to planning consent) such as a small hotel, company headquarters or, as its current use, as a holiday home providing excellent income.

We highly recommend an inspection of this impressive property which is more particularly described as follows:-

Ground floor

Double doors to the Entrance Hall
With tiled floor, coat-hooks and door to the

Reception Hall - with magnificent original hardwood staircase

With hardwood flooring, york stone fireplace with wood-burning stove and carved wood surround, radiator and windows to rear elevation.

Sitting Room

Radiator, coal-effect fire with tiled inset and wooden surround, bookshelves and window to the side.

Drawing Room

With hardwood flooring, fireplace with Adam-style surround, woodburning stove, double doors to Front Veranda, window bay with seating and further window to the side and door to the

Dining Room

Bay window with seat to the front, two radiators, an open fireplace with tiled inset and ornate wooden surround, further window to side and door to the

Inner Hall

With second staircase

Scullery

Tiled floor, door to rear, store cupboard.

Downstairs Cloakroom

WC, wash hand-basin, tiled floor and window.

Boiler/Utility Room

Range of built-in storage cupboards, quarry tiled floor, plumbing for washing machine, space for tumble dryer, sink unit, oil-fired central heating boiler, window and door to rear.

The main staircase leads to the First Floor Landing.

Bedroom 8

Windows to the front and side and Large En-suite Bathroom with free-standing roll-top bath, large shower cubicle with electric shower, glass screen, twin bowl sink unit with cupboards under, WC, radiator, tiled floor.

Bedroom 1

Radiator, window and connecting door to Shower Room with tiled shower cubicle with electric fitment, glass screen, wash hand-basin with cupboards under, wall mounted mirror, WC, tiled floor, heated towel rail, window.

Bedroom 2

Two windows, radiator, original fireplace with surround and built-in wardrobe.

A door leads from the Landing to the Inner Landing
With hatch to large roof space (with scope for conversion - subject to necessary planning consent), two built-in storage cupboards.

Door from Inner Landing to Secondary Staircase.

Cloakroom

With WC and wash hand-basin.

Bedroom 3

Feature fireplace, two radiators, window to front.

Bedroom 4

Two radiators, built-in wardrobes, original feature fireplace and window to front.

Bedroom 5

Fireplace, radiator and windows to side and rear.

Bedroom 6

Built-in wardrobe, radiator and window to rear.

Bedroom 7

Built-in wardrobes, radiator, windows to rear and En-suite Shower Room with tiled shower cubicle with glass screen, mains fitment, wash hand-basin, WC, extractor fan, tiled floor.

Bathroom

Comprising bath, wash hand-basin with cupboards under, tiled walls and floor, WC, double width shower cubicle with electric fitment, radiator, window to rear.

Outside

Immediately to the rear of the property there is an extensive single storey STONE BUILDING providing useful storage compounds for garden furniture, bicycles, logs etc.

On the first floor there is a Rear Hallway with rear access via a footbridge to the Upper Garden Area.

The property is approached via cast iron electric double gates leading to a sweeping part Laurel-lined driveway which proceeds through the grounds to a parking and turning area. Bryngarth stands in exceptionally spacious gardens and grounds which extend to approximately 3.5 acres and part-terraced with extensive lawns particularly to the front of the property and the gardens are interspersed with a variety of mature trees including Oak, Sycamore, Silver Birch and Conifers.

General information

Services

Mains electricity and water are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band/Business Rates TBC - payable 2020/21
Water - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed south on the A49 towards Ross-on-Wye and the entrance to Bryngarth is on the left-hand side, about 100 yards past the 35 mph sign (0.5 miles past the right-hand turning towards Monmouth on the A466).







Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Residential lettings & property management

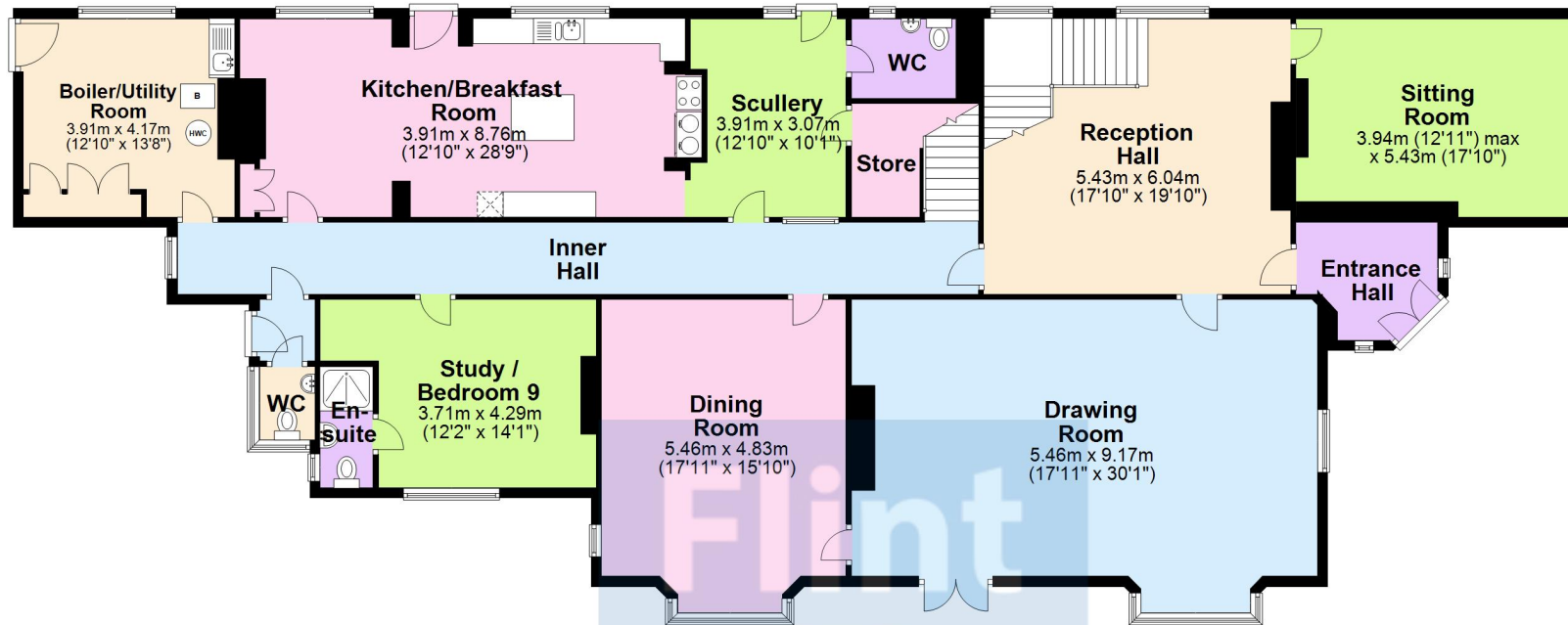
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

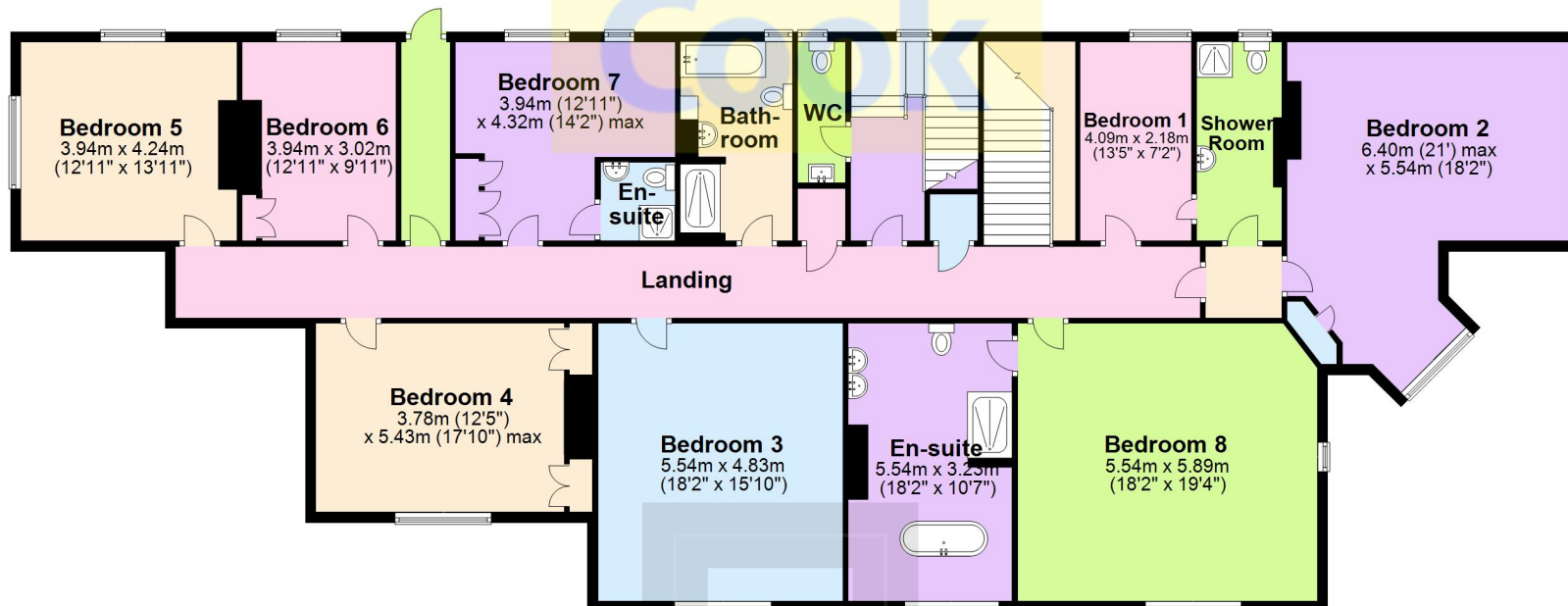
JRC FC005282 October 2020 (1)





First Floor

Approx. 261.1 sq. metres (2810.8 sq. feet)



Total area: approx. 524.3 sq. metres (5643.8 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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