



Brick House Bearwood, Leominster, HR6 9EF



**Brick House Bearwood
Leominster
HR6 9EF**

Summary of Features

- Detached five bedroom property
- Three reception rooms
- Characterful features throughout
- Stunning views of the surrounding countryside
- Grounds extending to 0.31 acres.
- No onward chain

Asking Price £475,000

Nestled in the charming area of Bearwood, this delightful detached house offers a perfect blend of rural living and modern comfort. With five generously sized bedrooms, previously occupied as two dwellings, this property is ideal for families seeking spacious and flexible accommodation. The three reception rooms provide ample space for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. The house boasts two well-appointed bathrooms, ensuring convenience for all residents. Characterful features throughout the property add a unique charm, creating a warm and inviting atmosphere. Large windows allow natural light to flood the rooms, while also providing stunning views of the surrounding countryside, making every day feel like a retreat.

Location

Brick House is situated approximately 1.5 miles southwest of the popular village of Pembridge, 7 miles east of the town of Kington, 9 miles west of the town of Leominster; and 15 miles north of the cathedral city of Hereford. The local towns offer a range of shops, schools and services. The north Herefordshire historic black and white villages such as Lyonshall, Pembridge, Eardisley, Eardisland, Weobley and Dilwyn lie within a short distance from the property. The property is within easy reach of the cultural hub of Hay-on-Wye, known as "The Town of Books", famous for its annual Literacy Festival, as well as being a northeastern gateway into the Brecon Beacons National Park.

Accommodation

The property has been occupied as two dwellings in the past and now comprises:

Entrance Hall

(Approx. 3.03m x 1.83m) With tiled floor, radiator and window to the side elevation.

Kitchen/Dining Room

(Approx. 4.93m x 4.63m max) With fitted kitchen, windows to the front and side elevations, exposed beams, oak floorboards, radiator, understairs cupboard and access to stairs.

Pantry

(Approx. 2.73m x 3.17m) With fitted work surface and shelving, dishwasher and washing machine plumbing, radiator, lino floor covering and door to rear garden.

Cloakroom

(Approx. 2.45 x 0.54m) With low level WC, wash basin, shower, heated towel rail and lino floor covering.

Living Room

(Approx. 3.92m x 5.98m) With stone fireplace with woodburning stove, windows to the rear and side elevations, French doors to the rear gardens, radiator and oak floor boarding.

Utility Room

(Approx. 3.18m x 2.39m) With shelving and flag stone floor.

Utility Room

(Approx. 6.76m x 2.45m max) With fitted kitchen units, windows to the rear entrance porch and the side elevation, built in storage cupboard and oil fired central heating boiler.

Rear Entrance Porch

(Approx. 6.29m x 1.78m) With windows to the front elevation.

Inner Hall

Leading to -

Living Room

(Approx. 5.67m x 4.12m max) With open stone fireplace, bay window to the rear elevations, radiator and carpet with window to the front elevation.

Dining Room

(Approx. 4.45m x 3.17m) With open brick fireplace, window to the rear elevations, radiator and quarry tiled floor.

Left wing

Stairs rise from the Kitchen/Dining Room to -

Landing

With Velux window, radiator and exposed beams, access to loft space and carpet.

Bedroom One

(Approx. 3.93m x 4.33m) With built in wardrobe, window to the side elevation, French doors to a balcony area, radiator and carpet.



Bedroom Two

(Approx. 2.35m x 4.19m) With window to the side elevation, radiator and carpet.

Bedroom Three

(Approx 2.57m x 2.70m max) With window to the rear elevation and carpet.

Bathroom

(Approx. 2.65m x 3.32m) With bath, low level WC, wash basin, heated towel rail and window to the front elevation.

Right wing

Stairs rise from the Kitchen to -

Bathroom

(Approx. 2.69m x 1.63m) With bath and electric shower over, low level WC, wash basin, radiator, lino flooring and window to the side elevation.

Bedroom Two

(Approx. 4.75m x 3.18m) With window to the rear and side elevations, built in storage cupboard, radiator and carpet.

Bedroom One

(Approx. 4.15m x 4.71m) With window to the rear elevation, built in storage cupboard, radiator and carpet.

Outside

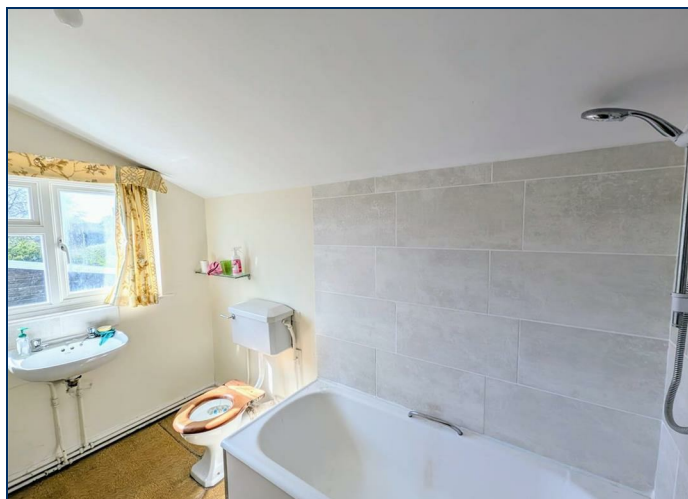
The property has a level lawn and floral gardens including a flagstone terrace to its rear elevation and two graveled car parking areas to the front elevation. To the side of the dwelling is a range of timber and corrugated buildings providing garage and general storage builds.

Services

We understand mains water and electricity are connected to the property.
Oil fired central heating.
Private drainage.

Herefordshire council tax band - E

Tenure - Freehold





Directions

From Kington, take the A44 towards Lyonshall and Pembridge. Midway between Lyonshall and Pembridge, take the right hand turning signposted Weston and Broxwood. Continue through the hamlet of Weston and follow the road to the T junction. Turn left towards Pembridge and continue along this road for approximately one mile and the property can be found on the right hand side of the road as marked by a Sunderlands For Sale board.
What3wrods - ///gems.tedious.unroll



TOTAL FLOOR AREA : 247.1 sq.m. (2660 sq.ft.) approx.
Plan for identification only. Not to Scale
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.