

Brook Bridge Farm, Kingsland, Herefordshire

BK Bruton Knowles

Six-bedroom farmhouse and barn conversion with gardens, two-large agricultural barns set in 3.5 acres of peaceful countryside





Brook Bridge, Kingsland, Herefordshire, HR6 9QB

Guide Price £895,000

A charming six-bedroomed painted stone farmhouse located outside of a desirable North-Herefordshire village. Serene surroundings with great 360° views, lovely gardens, two sizeable agricultural buildings and more than two acres of grassland.

Detached property, farm buildings, garden and land

INTRODUCTION

Bruton Knowles are delighted to receive kind instructions to offer for sale by Private Treaty Brook Bridge Farm, Kingsland.

LOCATION

Brook Bridge lies approximately half a mile from Kingsland, a serene rural village in North Herefordshire. Located just 3 miles from the market town of Leominster, the property is accessed via a small lane from the A4110. The village is conveniently located with comfortable travelling to Hereford (16 miles), Ludlow (13 miles) and Presteigne on the Welsh Border (9 miles).

Kingsland is a large community benefitting from several amenities including a primary school, church, two pubs, post office, medical practice and village hall within a mile. Luctonians Sports Club offers rugby, cricket, cycling and rounders for all ages. There are a range of footpaths and bridleways within walking distance with historic points of interest nearby.

The property is in the Wigmore High School catchment who offer a local bus and within 3 miles of Lucton Private School. Leominster offers supermarkets and a community hospital, with further leisure, educational and employment opportunities in Hereford and Ludlow. There is a regular local bus service whilst the Leominster Train Station offers wider connections to South Wales, Manchester and West Midlands.

DESCRIPTION

Brook Bridge is a delightful farmhouse and barn conversion, predominantly south-

west facing with exposed oak timber throughout the property. The exterior comprises a painted finish and exposed stone, with slate pitched roof and predominantly hardwood windows. There is ample parking and turning space for several vehicles at the front. There is a well-maintained garden to the front and rear, whilst two large barns and 2.2 acres benefit from a separate access to the rear.

Accommodation extends over two floors, and includes six bedrooms, kitchen, dining room, three reception rooms, utility space and three bathrooms. The property benefits from gas central heating, double glazing and a septic tank.

GROUND FLOOR

The property is entered via an inner porch with door to:

Downstairs W/C – with pedestal wash hand basin and lavatory, with a separate door to storage for outdoor clothing.

From the porch, you enter the inner hallway with a staircase to the First Floor and doors to the Kitchen, Dining Room and Lounge.

Starting on the westerly edge of the house nearest to the road is the:

Utility room – there is a back door to the rear lawn, window to the front driveway and plumbing for washing machine and tumble drier. The room also benefits from a stainless-steel sink as well as an attached Larder and a door back into the Kitchen.

Kitchen – this has a tiled floor with windows to the front drive and to



the gardens at the rear. There is a good range of fitted wall and base kitchen units. It benefits from mains gas, hob and Bosch electric oven and grill. Further facilities include a stainless-steel sink and drainer and integrated fridge at eye-level.

Dining Room – the hallway leads to the dining room which in turn has double doors to the patio and double-glazed window looking onto the garden. Adjoining this is a sunroom with window and door to the garden; below which is a well with pumping equipment enclosed behind the wall.

Lounge – from the hallway is a lounge with French doors to the garden and further door to frontage. The lounge has a fantastic, exposed timber ceiling and a large inglenook-style fireplace with display to the side and woodburning stove.

The room also has a staircase to the First Floor and a door into:-

Study / play-room – the room has a door to the rear and further windows to the front and rear. There are some integrated cupboards with exposed timber in the ceiling. This room provides flexible living space which has potential to convert to suit a number of uses.

FIRST FLOOR

Staircase from lounge rises to landing, with door to two bedrooms and bathroom.

Bedroom 1 – a large double which benefits from a wash hand basin and windows to the front and rear of the house.

Family Bathroom 1 – facilities include a wash hand basin, w/c, bath with electric shower and shower panel and frosted window to the front of the property.

Bedroom 2 – the second bedroom is a large double with windows to both front and rear and wash hand basin.

From the staircase leading from the front hall is another landing with an integrated

hot water cylinder, and access to the following rooms:

Bedroom 3 – another double bedroom with windows to front and rear, integrated wardrobe and an ensuite inclusive of a w/c, wash hand basin and shower.

Bedroom 4 – a small double with attractive, exposed timbers. There is a rear window overlooking the garden, wash hand basin, and an airing cupboard with hot water cylinder.

Family Bathroom 2 – w/c, wash hand basin, bath with shower and shower screen.

Bedroom 5 – small double with a wash hand basin in the corner and window overlooking the front garden.

Bedroom 6 – a generous double with large windows to front and rear and accompanying wash hand basin.

OUTSIDE

The farmhouse which was purchased by the current owners in 1990 has been extended and improved over the years and forms three distinct parts. The first portion is white painted brick exterior which then leads to a part-stone and timbered barn conversion with the third portion of stone exterior in the main with dormer windows. All of this is encompassed under a slate roof.

The property has the benefit of a large, gravelled car parking and turning area and in turn, the driveway goes through to the useful and substantial range of buildings.

The property overlooks neighbouring farmland and more distant views towards Mortimer Forest.

A side gate leads into a front garden which is south-facing and has a patio area adjacent to the house with seating on two levels and wooden picket fencing in the main. There is a large lawned area with a range of shrubs which has nice views across to Shobdon Hill and open farmland.





The outbuildings are substantial and first is:-

Building 1 – a timber framed and feather board-clad building with box profile roof used as a garden store in three sections with an open front for ease of access. There is a small mezzanine floor in half a bay.

Adjacent is:-

Building 2 – a three bay steel-portal framed building with asbestos roof and mainly concrete block sides with a concrete floor divided into two units with a concrete block dividing wall, currently all open fronted.

Building 3 (71ft x 75ft long approx.) – the first large farm building provides some significant storage space and comprises of a five-bay Dutch barn with a lean-to to both sides. There are concrete block sidewalls and a galvanised iron roof, as well as a concrete floor throughout and some internal dividing partitions.

Further to this is an attached steel-portal frame building with fibre-cement roof, concrete exterior elevations, sheeted doors, concrete floor, which was formerly used as a cattle building but now lends itself to a particularly useful multipurpose building.

Adjoined to the steel portal frame and Dutch Barn is an approx.45ft x 12ft lean-to.

Building 4 (100ft x 50ft) – the second significant farm building is a very substantial timber-portal framed building with a box profile roof, timber sides and formerly used as a calf-rearing unit split into five bays on each side with a central passage through and concrete floor throughout.

A further part bay on the side with timber cladding and box profile roof and sheeted door. This building is ideal for general purpose storage but equally suitable for conversion to stabling, each bay being 20ft wide and internally clad to the roof.

The buildings are accessible via a separate gate onto the Council maintained road.

LAND

Beyond the buildings lie two useful grass paddocks with mature boundaries and oak trees, water supply to both fields and well fenced with either post rail and wire fences or natural hedges.

LOCAL AUTHORITY

Herefordshire Council

COUNCIL TAX

Band G

DIRECTIONS

Join the A4110 heading north towards Wigmore. Continue around the outskirts of Kingsland before taking a left on a right-hand bend, signposted 'The Brook' (if you reach rugby club you've gone too far). Follow Hereford Lane for 500 yards before taking the left fork to 'Street'. The property is the second on the left.

WhatThreeWords

///steaming.ditched.masterful

SERVICES

We are advised that the property benefits from mains water, electricity and gas, with private drainage. There is also broadband. All interested parties are encouraged to conduct their own searches in this regard.

VIEWINGS

Strictly by appointment only. Please call to make arrangements on 01568 610007.

TENURE

Freehold – possession available.

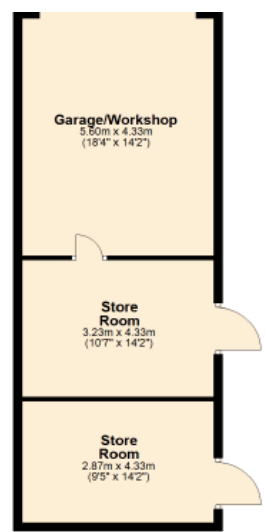
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

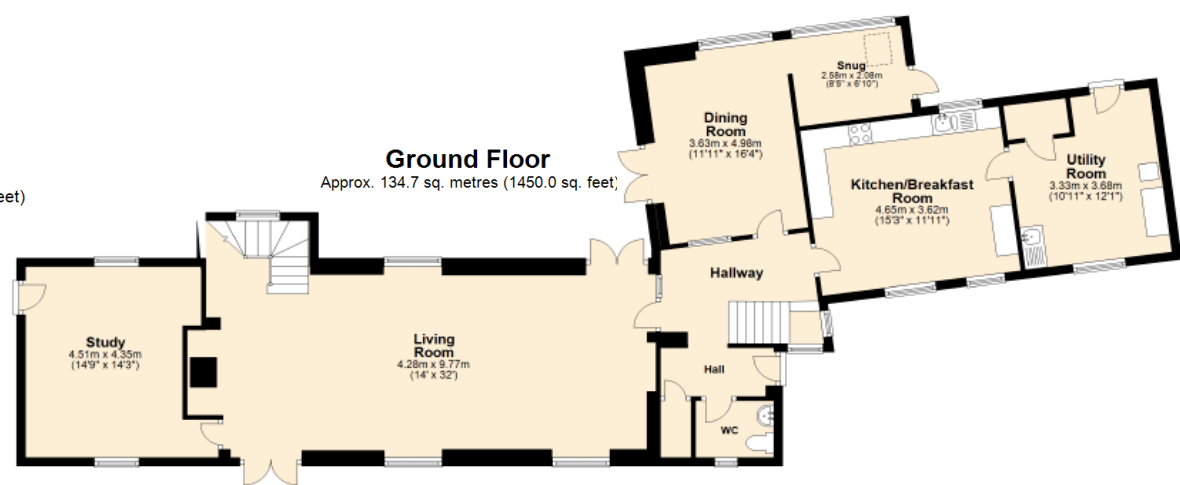




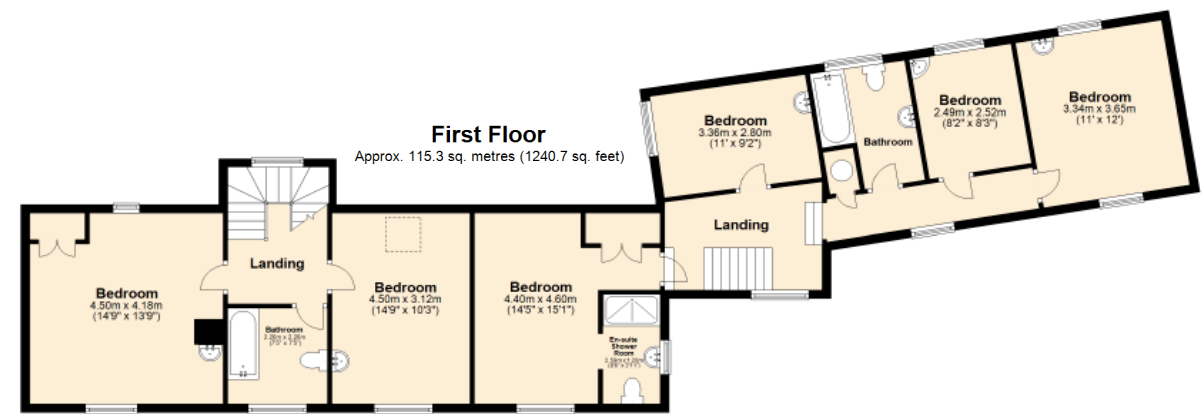
Outbuilding
Approx. 51.5 sq. metres (554.6 sq. feet)



Ground Floor
Approx. 134.7 sq. metres (1450.0 sq. feet)



First Floor
Approx. 115.3 sq. metres (1240.7 sq. feet)



Total area approx. 301.5 sq. metres (3245.3 sq. feet)

BRUTON KNOWLES

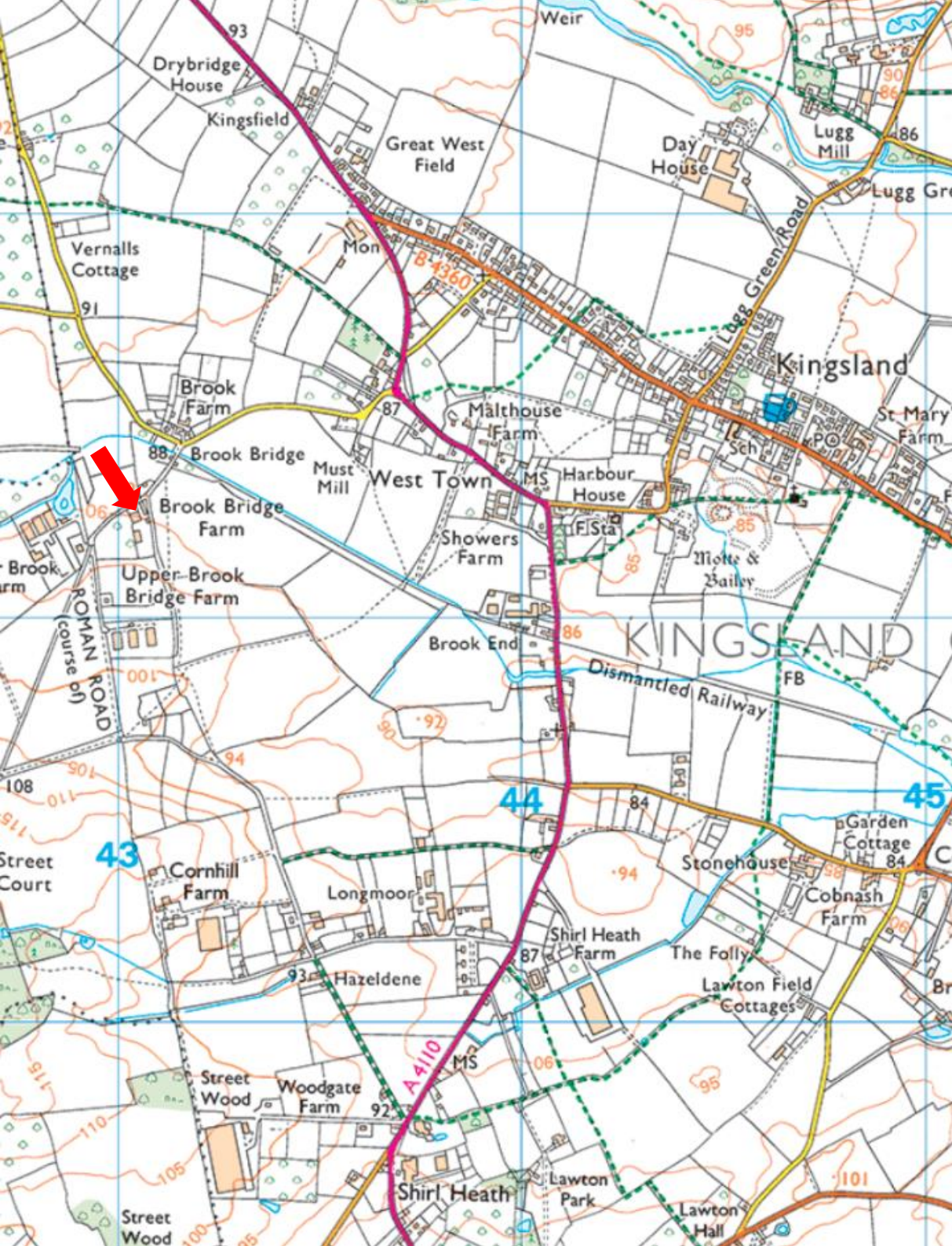
Easters Court,
Leominster,
HR6 0DE

Hannah Morgan MRICS FAAV
07514 493039
hannah.morgan@brutonknowles.co.uk

Ben Owen BSc (Hons)
07719 092907
ben.owen@brutonknowles.co.uk



IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared April 2024



For illustrative purposes only
Not to scale