

UPPER BRIDGE COURT

HEREFORDSHIRE





Sunderlands

Residential Rural Commercial

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The Pavement
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HR3 5BU

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*Hay-on-Wye 5.5 miles,
Hereford 19 miles,
Abergavenny 30 miles*



UPPER BRIDGE COURT, BRILLEY, HEREFORDSHIRE, HR3 6HG

A beautifully located rural residence with far reaching views above the Wye Valley

A charming farmhouse | Found in a quiet and beautiful location above the Wye Valley | Set in approximately 13.45 acres (more available) |
Traditional stone buildings | Planning permission for ancillary accommodation | Far reaching views | Found close to Hay-on-Wye

For sale as a whole



INTRODUCTION

Upper Bridge Court is a delightful and characterful, Grade II Listed farmhouse set in a stunning location with beautiful views to the Black Mountains. Great care has been taken to retain the wealth of original features which include exposed beams and timbers, natural stone floors, doors and fireplaces all of which are in keeping with this historic house. The property offers spacious accommodation and is set in approximately 13.45 acres of delightful gardens and land including mainly level pastures and an orchard that hosts a range of local Herefordshire varieties. An additional 3.33 acres of land is available subject to separate negotiation. To the front of the house there is a range of stone outbuildings with the benefit of planning permission for ancillary accommodation.



SITUATION

This part of Brilley is found just into the English side of the border within the Wye Valley area. Brilley itself has a church and village hall with a garage and public house nearby in Whitney-on-Wye.

Hay-on-Wye is some 5.5 miles away and is found within the Brecon Beacons National Park (Bannau Brycheiniog). Hay is a delightful borders market town famed as “The Town of Books” and for the Hay Festival held annually in the Spring. The town is a well-known tourist destination and is close to a wide range of recreation activities amidst the beautiful countryside.

Hay-on-Wye has an excellent range of services and facilities including two dental surgeries, a medical practice, post office, cinema, chemist, butchers, green grocers, bakeries and a larger cooperative supermarket. There is also a diverse market which is held every Thursday. Education in the area is also well provided for with a primary school within the town itself and further education facilities in nearby villages.



THE FARMHOUSE

The main entrance leads into the central hallway which features flagstone flooring and doors leading to the sitting room and main dining room. The sitting room offers wooden flooring, an impressive open range fireplace, windows to the front and rear aspects and exposed beams. The dining room also has windows to two aspects, a flagstone floor, a fireplace and steps leading to the kitchen which is well-equipped with a range of fitted units with drawer and cupboard storage, a double sink, range cooker, plumbing for a dishwasher and door leading to the garden. There is also a useful pantry adjoining which provides additional storage space.





From the hallway, a staircase leads to the first floor where there is a spacious landing with a window to the front and two generous bedrooms.

The main bedroom is found to the right and features wardrobes, windows to both the front and side aspects and a large en-suite bathroom with a shower over, w.c., bidet, a wash-hand basin and further door which gives access to a dressing room (currently used as study) which can also be accessed from the landing.

The second bedroom has a window to the front, fitted wardrobes and an en-suite shower room with shower cubicle, wash-hand basin and w.c.

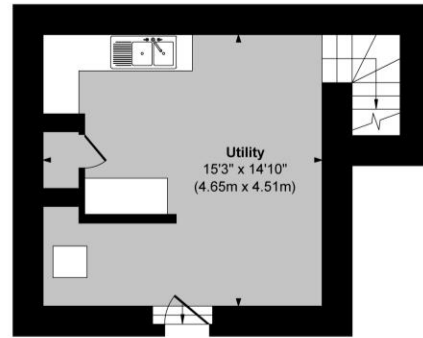
A staircase on the landing leads to the second floor providing access to two further double bedrooms, both with dormer windows and a further bathroom with a panel bath, w.c., and a wash-hand basin.



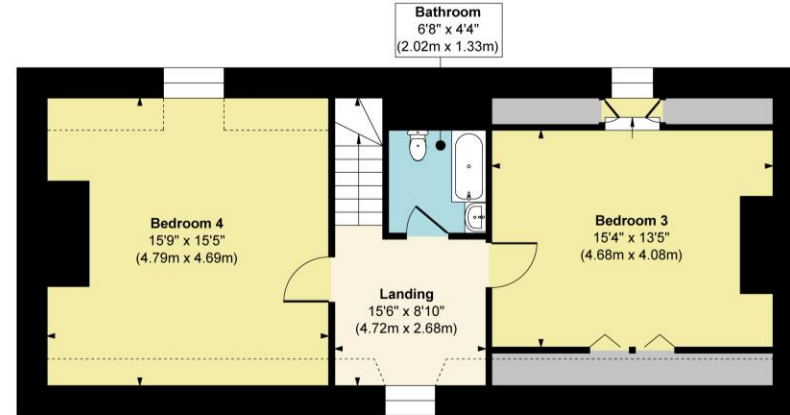


FLOOR PLAN

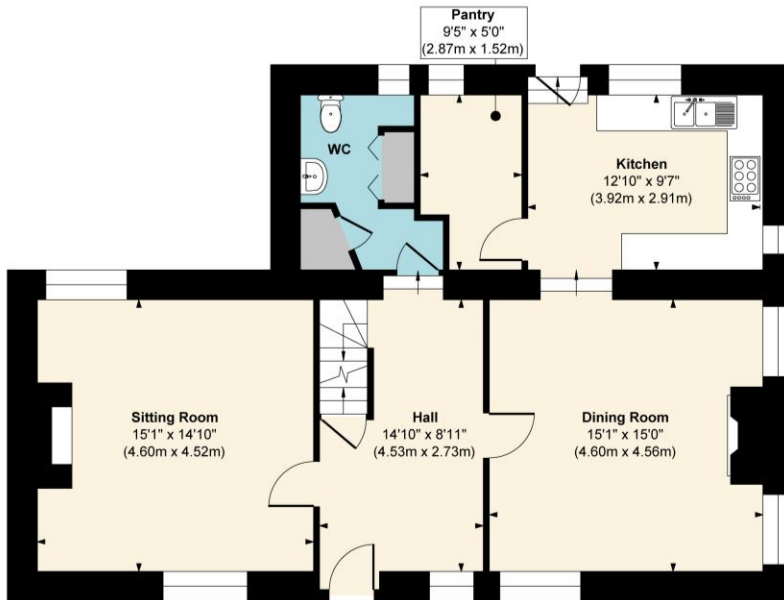
Upper Bridge Court, Brilley, HR3 6HG



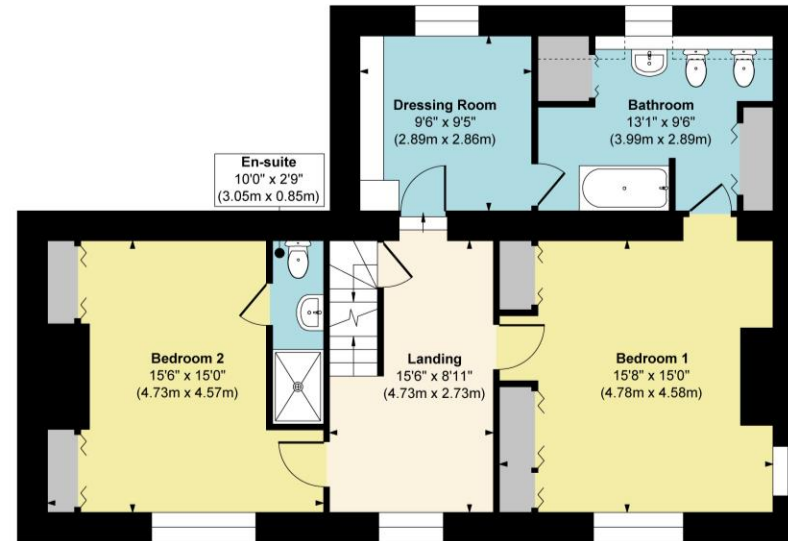
Cellar
Approximate Floor Area
249 sq. ft
(23.20 sq. m)



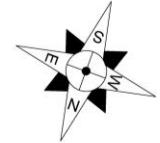
Second Floor
Approximate Floor Area
622 sq. ft
(57.87 sq. m)



Ground Floor
Approximate Floor Area
871 sq. ft
(80.92 sq. m)



First Floor
Approximate Floor Area
840 sq. ft
(78.10 sq. m)



Approx. Gross Internal Floor Area
Main House = 2333 sq. ft / 216.89 sq. m
Cellar = 249 sq. ft / 23.20 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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OUTSIDE

From the council-maintained country lane, the private tarmac drive leads to a courtyard area at the front of the residence and provides ample parking and a turning area.

A series of traditional stone former farm buildings form the courtyard, one of barns is in need of restoration works but does have the benefit of planning permission for ancillary accommodation (Herefordshire Council Planning Ref: P230061/FH)

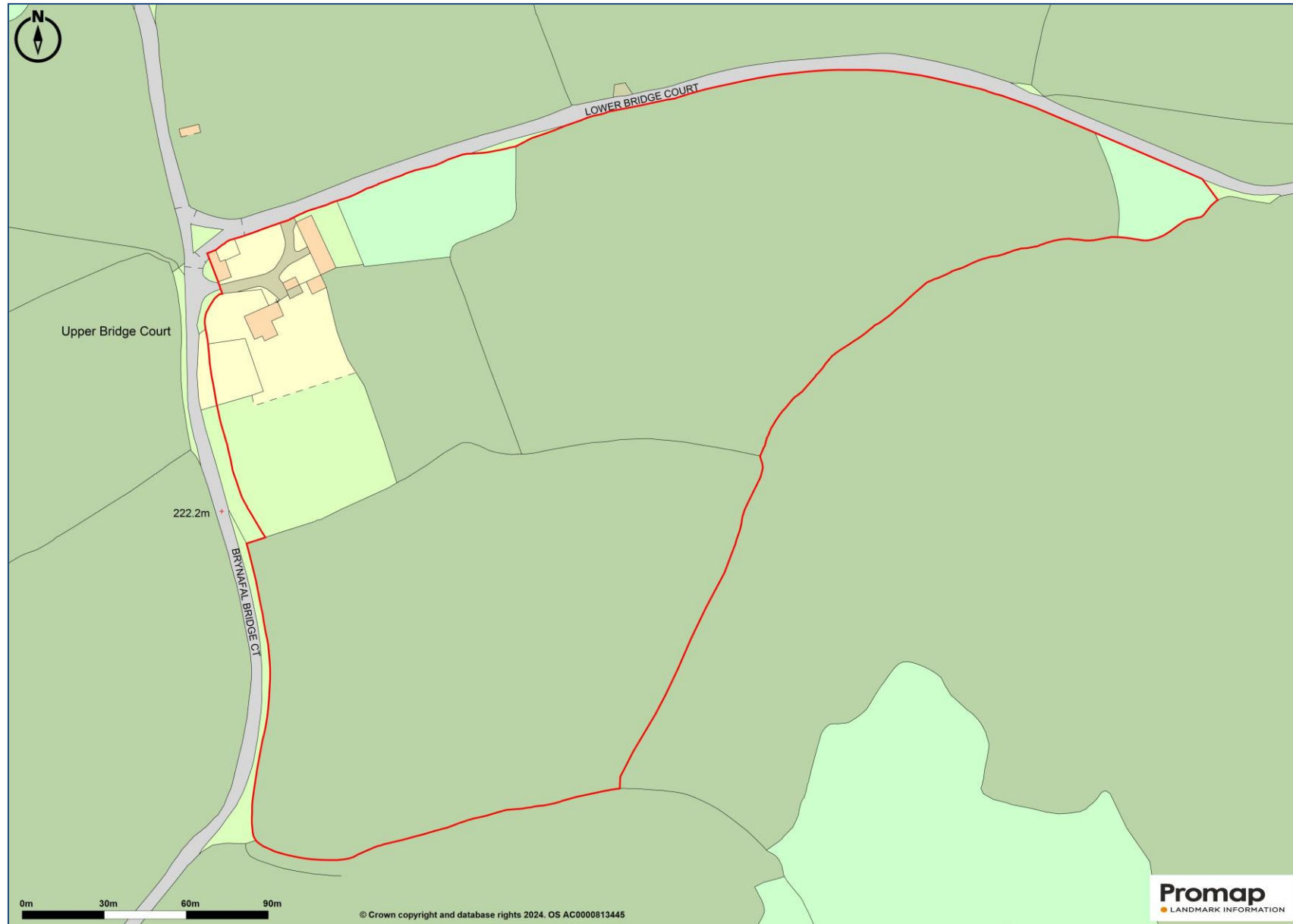
The gardens which are mainly to the southern aspect, are well maintained with a generous level lawn with interspersed trees and shrubs, floral borders and a separate vegetable garden to one side.

There is a productive orchard and a small area of woodland beyond.



THE LAND

The land is fenced into three main enclosures which in total extends to approximately 13.45 acres with the benefit of stockproof fencing and hedges. The pastures are currently utilised for the grazing of livestock but would easily be capable of producing an arable or fodder crop. The land has the benefit of roadside access on two sides and could easily be utilised for some other recreational purpose subject to the relevant planning consents. It appears to be in good heart and is relatively level throughout allowing for easy access and maintenance. An additional 3.33 acres of land is available subject to separate negotiation.



WATER

Upper Bridge Court has the benefit of a mains water supply to the house.

SERVICES

The property is connected to mains electricity and telephone supplies with private drainage and an oil-fired central heating system. Please note the services and service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Council Tax Band "G"

TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale.

BASIC FARM PAYMENT ENTITLEMENTS

The Basic Farm Payment Entitlements are not available however the land would be available to claim in 2024.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained

in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself,

as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

HEALTH & SAFETY

This is a fully working farm estate, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.

DIRECTIONS

From Hay on Wye, take the B4351 to the west and continue to Clyro. In Clyro, turn right to Hereford

onto the A438 and continue through Bronydd and onto Rhydspence.

Just after the public house, turn left and then immediately right uphill. Continue for 0.8 miles on this lane where there is the first turning right and the entrance to Upper Bridge Court is immediately adjacent.

What3Words: ///rosier.showed.stopwatch





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