



Brelston Court, Marstow
Ross-on-Wye, Herefordshire, HR9 6HF



**MORRIS
BRICKNELL**





Brelston Court, Marstow

Ross-on-Wye, Herefordshire, HR9 6HF

Guide:
£1,325,000

Listed Georgian Farmhouse & Equestrian Facilities in c. 25 Acres
Handsome House with Southeasterly Façade, on Three Levels Plus Cellar
25' Reception Hall, Two Reception Rooms & 22' Farmhouse Kitchen
House has Size & Potential to Create 'Granny Annexe'
Walled Rear Garden with Elegant Brick & Stone Former Folly
Equestrian Facilities include American Barn with Loose Boxes,
Additional Stables & 20m x 40m Arena
Excellent Immediate Vehicular Access onto Tarmac Country Lane
Meandering River Garron Borders some of the Land



Location and Description

For someone looking for a large Georgian Country House of character together with land and equestrian facilities, you may just have found what you are searching for!

Brelston Court lies on the elevated rural outskirts of the dispersed hamlet of Marstow, some 7 miles southwest of the market and tourist town of Ross-on-Wye, and approx. 6 miles north of the historic town of Monmouth.

The property comprises a Listed Grade II Country House with a walled rear garden and lovely old Folly in one corner of that garden. Beyond same are approx. 17 acres of sloping paddocks and pasture land which run down to the River Garron which forms the boundary at the lower extent of the land.

The property retains many original features including exposed beams, window

shutters, flagstone, tiled and hardwood floors, paneled and pine doors. There is also an oil fired Aga, woodburning stove and a large open fireplace. The six bedroom accommodation is arranged over three floors with two superb ground floor reception rooms and a fine 22' farmhouse kitchen with domestic offices adjacent.

Equestrian Facilities

Just across the other side of a country lane opposite the house are the generous equestrian facilities. These include a fine 60' steel framed, American style barn with a range of internal loose boxes along with tack room with plumbing for washing machine, whilst opposite are three additional wooden stables plus rug room again with plumbing.

Several paddocks lie adjacent, and not far away, the sand topped 20m x 40m manège/arena.

Together with the land behind the main house, the area of land in total at Brelston Court extends to approx. 25 acres.



Riding out from Brelston Court is good, more particularly if one makes an effort to get on with local farmers and land owners. A further benefit for those with large horse lorries or trailers, is that access and egress to this part of the hamlet can be in either direction, thus ensuring being able to get to your desired destination if for any reason one of the routes is blocked. Once onto the A40 dual carriageway at Whitchurch (some 2 miles away) one is directly linked into the national motorway network.

Notes: Wishing to be transparent, open and helpful we would ask interested parties to note the following points.

1. There are some electricity pylons in the vicinity of Brelston Court and some of these are visible from certain windows and most parts of the land.
2. Some years ago the current owners installed new windows which did not meet the requirements of the Listing Authority. The Conservation Officer of Herefordshire Council has insisted that these windows be replaced by traditional wooden windows. This work remains to be done.



Farmhouse Kitchen and Dining Room





American Style Barn, Stables & Arena





Gardens and Paddocks extending to circa. 25 Acres



Services: Mains electricity and water are connected. Private drainage. Oil fired central heating.

Broadband: Current BT availability Speeds: Up to 30Mb (Quoted from www.bt.com/broadband/availability by using the property's postcode)

We are however informed by the vendors that they have already ordered BT Full Fibre 100 which is due to be connected shortly.

Outgoings: 'F' Council Tax Band EPC Rating: N/A Grade II Listed

Tenure: We are advised that the property is Freehold

To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

Directions:

Approach the general area from either Ross-on-Wye or Monmouth, leaving the A40 dual carriageway at the Goodrich Turning for The Cross Keys Pub. If traveling from Monmouth, take the left hand turning prior to going over the Dual Carriageway bridge, or if travelling from Ross, turn left at The Cross Keys pub, proceeding over the dual carriageway bridge, and take the turning to the right on the corner almost immediately after. Proceed along this lane, not taking any of the turnings off and after approximately one mile, you will see an entrance to Brelston Court on the left hand side, whereas the equestrian facilities are on the right hand side.

What3words: ///panthers.vouch.billiard

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 co-operation in order that there is no delay in agreeing the sale.



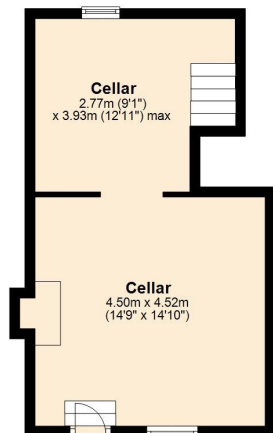


Character Accommodation

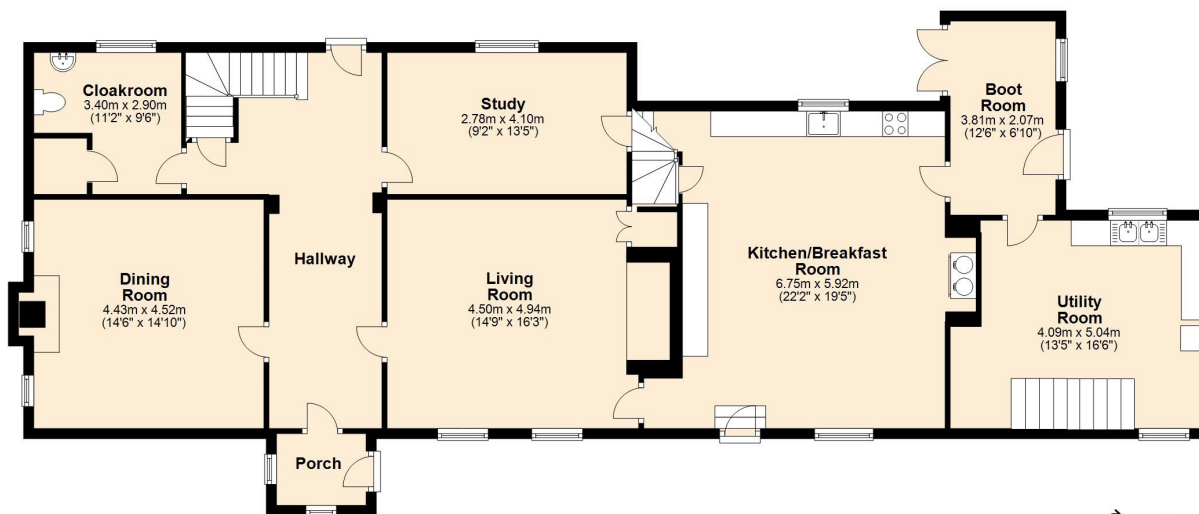


SKETCH PLAN ONLY, MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE

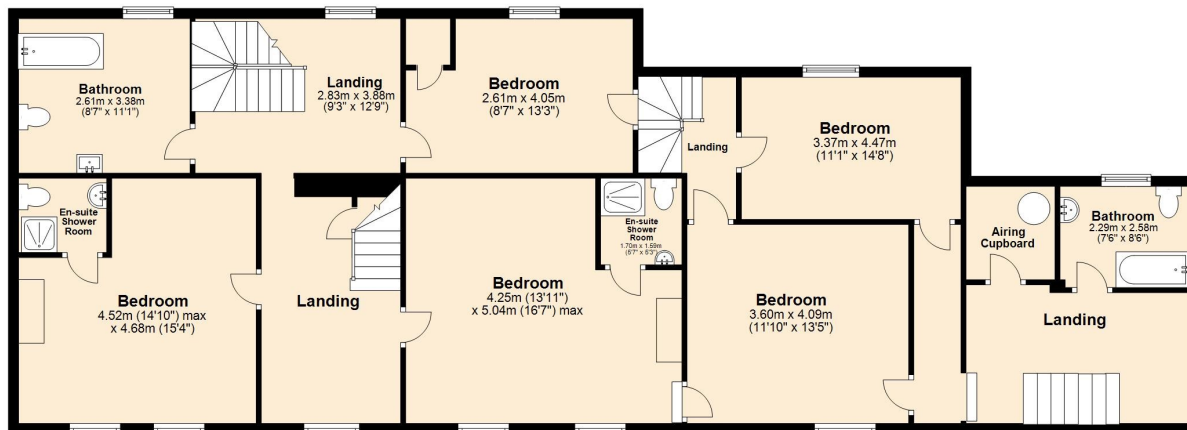
Basement
Approx. 32.9 sq. metres (353.7 sq. feet)



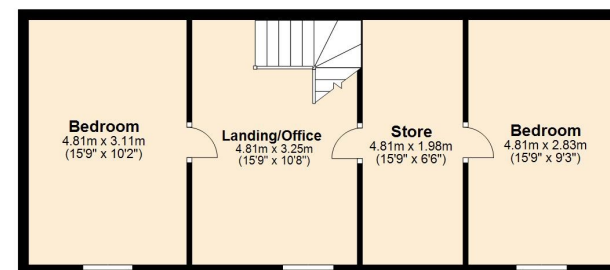
Ground Floor
Approx. 199.1 sq. metres (2143.3 sq. feet)



First Floor
Approx. 180.6 sq. metres (1943.7 sq. feet)



Second Floor
Approx. 55.2 sq. metres (593.9 sq. feet)

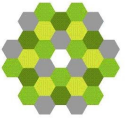


Total area: approx. 467.7 sq. metres (5034.6 sq. feet)

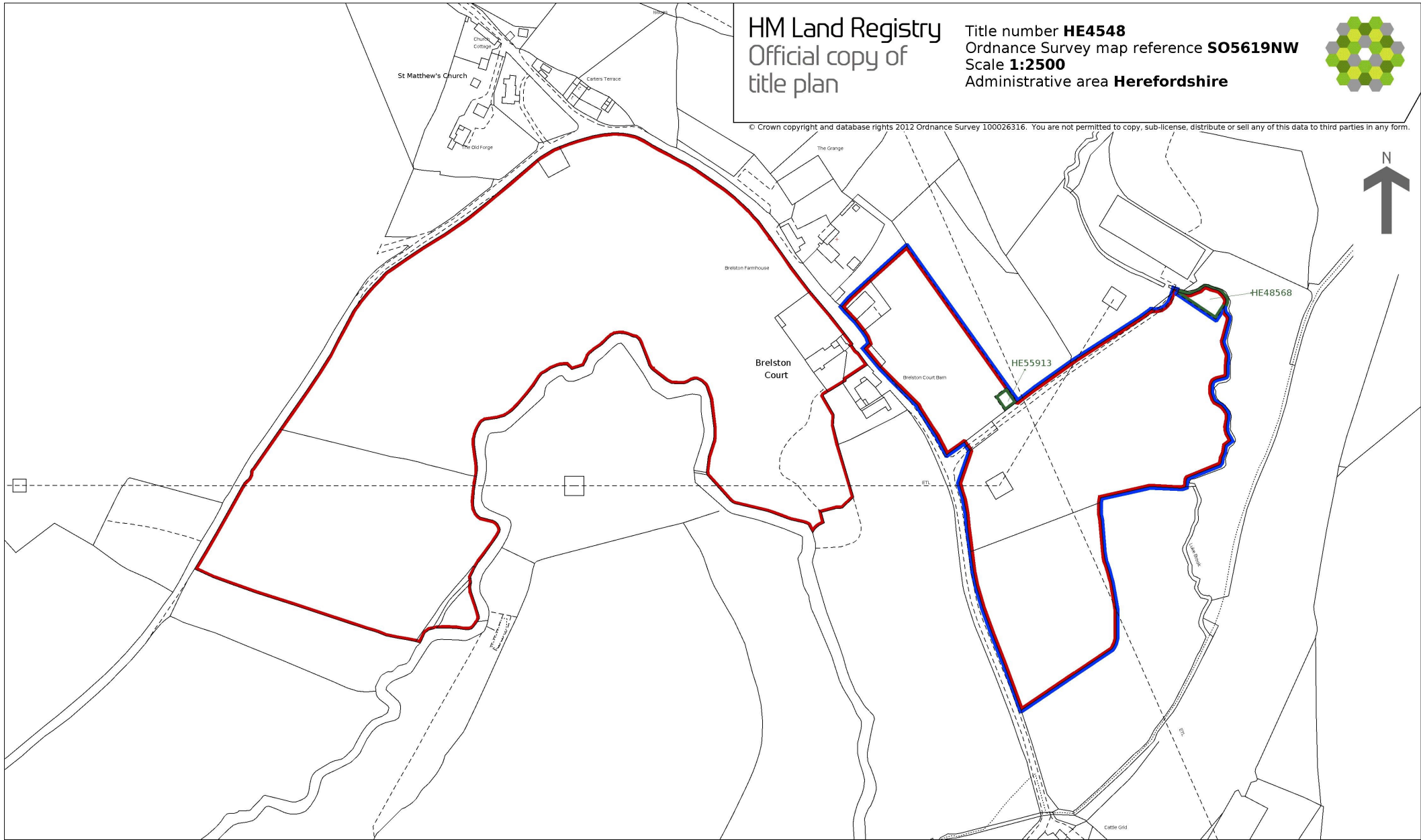
IMPORTANT NOTICE: Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.

HM Land Registry
Official copy of
title plan

Title number **HE4548**
Ordnance Survey map reference **SO5619NW**
Scale **1:2500**
Administrative area **Herefordshire**



© Crown copyright and database rights 2012 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.





MB



30 Gloucester Road, Ross-on-Wye, HR9 5LE

01989 768320

info@morrisbricknell.com

morrisbricknell.com

**MORRIS
BRICKNELL**