



Little Brookfield
Allensmore | Hereford | Herefordshire | HR2 9BB

STEP INSIDE

Little Brookfield

This immaculately maintained property offers bright and spacious accommodation, comprising four bedrooms and two bathrooms to the first floor, and a generous, kitchen, dining room, utility and cloak room to the ground floor. In addition to the main accommodation is a very well appointed self-contained annexe, offering opportunities for additional income or multi-generational living.

The gardens are beautifully landscaped, with areas of sweeping lawn, flower borders, an orchard and wonderful west facing countryside views. In addition there is a vegetable plot and a useful range of out-buildings. The property sits amidst glorious Herefordshire countryside, close to the village of Kingstone, offering a convenience store and post office, school, church, village hall, Doctors' Surgery and pub. The famous market towns of Hay on Wye and Abergavenny are within easy reach, as is the cathedral city of Hereford, with rail links and range of options for schooling, shopping and leisure.

Step Inside

A bespoke stable-style front door opens into a lovely dining-hallway, with staircase rising to the first floor and doorways leading to the sitting room and kitchen. The elegant sitting room offers a bright and airy feel, with triple aspect windows taking in glorious countryside views to one side, and overlooking the gardens to the rear. A woodburning stove provides a wonderful focal point and bi-fold doors open onto a delightful rear patio.

The kitchen offers an extensive range of modern units and granite work surfaces, as well as fitted appliances including a dishwasher, freezer and 4-oven Stoves range cooker with induction hob. Windows along one side offer stunning views over the fields. At the far end of the kitchen an archway leads you into a useful space for the addition of free-standing units or an informal dining/breakfast area.

Off the kitchen is a cloakroom with WC and wash basin, and a generous utility/boot room with sink, storage cupboards and space for a washing machine. A door leads to the outside.

From the first floor landing the principle bedroom suite is to the left. This airy, bright room enjoys a triple aspect, with windows overlooking the beautiful gardens and nearby countryside. The good sized en-suite has a double width walk in electric shower, twin wash basins, heated towel rail, W.C and airing cupboard.

An inner landing hallway provides space for an ideal reading nook or study, with built in storage and views over the countryside.

There are three further bedrooms, the second being of generous size, and offering lovely countryside views to the front and side. The third bedroom is currently used as a home office, while the fourth bedroom, with its wealth of exposed original beams, serves as a dressing room to the principle suite, but could easily revert to a double bedroom. These additional bedrooms are served by a recently refitted shower room, complete with pedestal wash basin, heated towel rail, W.C. and Velux ceiling window.

The annexe is accessed separately from the main house via its own stable-style door. The current owners have spared no expense in creating a tranquil self-contained studio space with its views across the fields, for visiting family or potential letting. There is space for a king-size bed, and the amply proportioned shower room is fitted with wash basin, WC and towel rail. The kitchenette provides a sink, induction hob, built-in fridge and storage cupboards. With its proximity to Hay-on-Wye and Hereford, the annexe, which is presented to a very high standard, could offer a great opportunity as a holiday let.





SELLER INSIGHT



When we first saw Little Brookfield, we were instantly impressed by its handsome exterior and beautiful setting. Immediately obvious was the advantage of being surrounded by rolling countryside, yet with great connectivity to local amenities.

"The house proved to be deceptively spacious inside with a wonderful sense of flow, making it delightfully easy to live in. We love the way it seamlessly combines rooms with ancient beams and walls with the later more modern parts of the house.

"Generous windows provide breathtaking views over the surrounding countryside and will be something we will really miss about Little Brookfield. It's lovely to glimpse a dusting of snow on the distant Brecons in winter, and the stunning sunsets enjoyed all year round are awe-inspiring. We love seeing red kites flying overhead, the hares in the field beyond and the huge variety of birds that visit the garden. The pond is a haven for wildlife, much enjoyed by the grandchildren, as are the Easter Egg hunts in the orchard. We have added a number of young trees including fig, mulberry and quince to the collection of gnarly ancient apple trees adorned with mistletoe, which nonetheless produce a lot of apple juice and pies!

*"We have made a substantial number of improvements to the house, such as solar panels, an EV charger, smart heating system and a wood-burning stove to replace the old open fire, all of which have made the house very economical to run. "Probably our favourite achievement, though, is the complete refurbishment of the annexe. It now offers a tranquil, self-contained haven for family when they stay, but could easily provide longer term accommodation for an elderly relative."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













ANNEXE







STEP OUTSIDE

Little Brookfield

The property enjoys very well maintained gardens, with a number of attractive features and useful outbuildings, including greenhouse, shed and log stores. The stable and tack room are currently used for potting and storing garden equipment.

A gravelled driveway providing parking for several cars and an EV charger, is accessed via a five bar gate to the front. The formal front garden is laid to lawn with flower borders, a wildlife pond, a garden shed and lovely patio accessible through bi-fold doors from the sitting room.

A decorative archway leads through to the orchard and vegetable garden, complete with its greenhouse and fruit cage. Ancient apple trees have been joined by many new ones, including fig, olive, mulberry, pear and quince, and there is ample room for a hen run if desired.

A number of seating areas have been created around the gardens to take advantage of the magnificent surrounding countryside views, and wonderful Hereford sunsets.

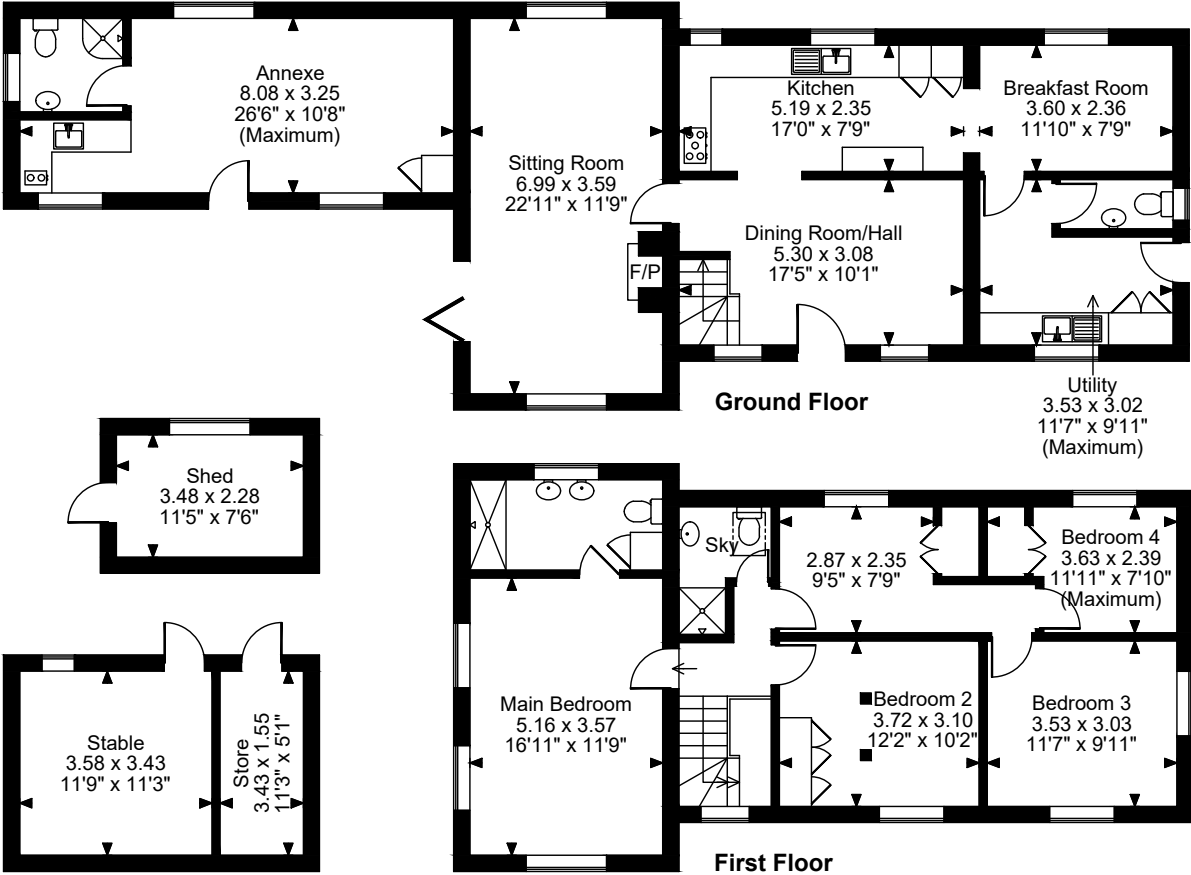
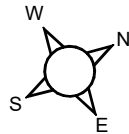
DIRECTIONS W3W

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Little Brookfield Allensmore, Hereford
Approximate Gross Internal Area
Main House = 1653 Sq Ft/154 Sq M
Annexe = 283 Sq Ft/26 Sq M
Outbuildings = 280 Sq Ft/26 Sq M
Total = 2216 Sq Ft/206 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E
Tenure: Freehold



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