



**Brick House, Presteigne, LD8 2HY**  
**Price £935,000**

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# Brick House Presteigne

Nestled in the heart of the picturesque hamlet of Coombes Moor, Herefordshire, Brick House is a captivating blend of country charm and modern living. This impressive four-bedroom detached home, with an attached three-bedroom cottage, sits on approximately 13 acres of stunning land and gardens, offering unparalleled privacy and breathtaking rural views over the Herefordshire countryside. Whether you're looking for a peaceful retreat, space for multi-generational living, or an opportunity for rental income, this property truly has it all.

- Detached 4 Bedroom Property with Attached 3 Bedroom Cottage
- Spacious Accommodation
- Set in aprox 13 Acres
- Outbuildings
- Rural Location
- Beautifully Presented

## Material Information

**Price** £935,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** E (39)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Please note that the dimensions stated are taken from internal wall to internal wall.



*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

Brick House, located in the peaceful hamlet of Coombes Moor, Herefordshire, offers an exceptional opportunity for rural living. This impressive four-bedroom detached property, combined with an attached three-bedroom cottage, is set within approximately 13 acres of land. The property is surrounded by private wraparound gardens, outbuildings, and stunning rural views. Perfect for those seeking space, tranquility, and potential income or multi-generational living, Brick House is a rare find.

## Property Description

This beautifully presented property offers versatile living space, ideal for family living. The main house features a spacious open-plan kitchen and breakfast room, equipped with an Aga, and is complemented by a separate utility room. The L-shaped living and dining area opens directly onto a veranda, providing a seamless connection between indoor and outdoor living while showcasing the surrounding gardens and grounds. A second reception room, complete with a log burner, offers further flexibility and could be used as a home office, playroom, or snug.

Upstairs, the master bedroom includes built-in wardrobes and an en-suite shower room. The guest bedroom has a private balcony offering uninterrupted views of the rural landscape, while two additional bedrooms are served by a family bathroom. The converted basement, currently set up as a home office, gym, wine store, and additional storage, offers further adaptability and potential for further conversion, subject to the necessary consents.

Attached to the main house is a three-bedroom cottage, offering an ideal space for multi-generational living or rental income. The cottage has a ground-floor family bathroom, and the upstairs living area features an open-plan kitchen, dining, and lounge space with a feature log burner, all overlooking the private gardens and paddocks.

## Gardens, Land, and Parking

Set within approximately 13 acres, this property offers ample space for equestrian activities, recreational use, or simply enjoying the peaceful rural surroundings. The private wraparound gardens are well-maintained, setting for outdoor living. In addition, there is a detached barn with the potential to be converted into stables or additional storage. The property also includes multiple carports and driveway parking, ensuring ample space for vehicles.

## Property Location

Nestled in the hamlet of Coombes Moor, Brick House is perfectly situated for those seeking a rural lifestyle while still being within easy reach of local amenities. The property benefits from its tranquil surroundings, yet is just a short drive from nearby towns offering essential services and transport links.

## Services

The property is connected to all standard utilities, including electricity, water, and sewage. Heating is provided by the Aga in the kitchen and a log burner in the reception rooms.

## Broadband Speed

Superfast Broadband is available

Download: ~80 Mbps

Upload: ~20 Mbps

## Tenure

We understand the property to be freehold.

## Agent Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## DIRECTIONS



