



Brook House
Bodenham | Hereford | Herefordshire | HR1 3HS

 FINE & COUNTRY

BROOK HOUSE

A characterful Grade II Listed country home.

Situated in the highly sought-after village of Bodenham, this captivating Grade II Listed, four bedroom, black and white house presents a rare opportunity to acquire a home of genuine charm, whose rich heritage dates back to circa 1650. Set within extensive, beautifully established grounds with a gently flowing brook and a collection of useful outbuildings, the property offers a lifestyle that is both tranquil and quintessentially rural, yet highly accessible.

A charming approach sets the tone, with a bridge crossing the brook leading onto a looped gravel driveway, providing generous parking and access to an oak framed garage/workshop and woodstore.



STEP INSIDE

Ground Floor: Stepping inside the spacious hallway, the sense of history is immediate. Exposed oak timbers and beams, traditional joinery and original detailing, create a warm and inviting atmosphere, while the layout offers a natural flow between the principal living spaces.

The main living room is beautifully proportioned, centred around a striking fireplace with stone surround and a wood-burning stove. This is a warm space, designed for relaxation, with views across the front gardens and a timeless, cosy ambience.

At the heart of the home lies the kitchen/dining room, a sociable and characterful space that perfectly balances practicality with charm. In addition to a modern Rangemaster cooker, a traditional range style Rayburn sits within a fireplace recess, providing not only further cooking space but also driving the home's warmth which is complemented by underfloor heating. A Belfast sink is ideally positioned beneath a window overlooking the grounds. A central island provides additional preparation space and informal seating, whilst the adjacent dining area offers ample room for family gatherings and entertaining.

Flowing directly from the kitchen, a sunroom provides a wonderful extension of the living space. A wood-burning stove makes for a cosy room in the cooler months and with its vaulted ceiling, exposed beams, the room is bathed in natural light with uninterrupted views of the gardens. Double doors open onto the patio, creating a seamless connection between inside and out, ideal for summer entertaining or simply enjoying the peaceful surroundings.

Further enhancing the ground floor is a well-appointed utility room and a contemporary walk-in shower room with underfloor heating, to add both practicality and flexibility for modern living.



















First Floor: The first floor continues the theme of character and space, with exposed beams and vaulted ceilings adding charm and individuality to each room. The principal bedroom is a calm and inviting retreat, complete with its own ensuite shower room. The remaining three bedrooms are



all well-proportioned doubles, offering flexibility for family living, guests or home working, with one currently arranged as a study. A family bathroom serves the additional bedrooms, thoughtfully designed to complement the style of this home.







Outside: With the house sitting in the centre of the plot, the gardens become a defining feature of the property - extending to almost two acres. There is a variety of themes, from open landscaped lawns, a rose garden, a secluded wooded area, extensive vegetable plot and small orchard. The gardens are not overlooked and a brook gently meanders through the grounds, creating a focal point and enhancing the sense of peacefulness.

A wildlife pond with a decked terrace offers a wonderful spot for relaxation, whether enjoying morning coffee or evening drinks. The summer house/garden studio provides further versatility, ideal as a creative space or home office. The grounds offer a true sense of escape, with multiple seating areas designed to follow the sun throughout the day.





LOCATION

Located some 6 miles north of the Cathedral City of Hereford with its vibrant shopping centre and outstanding Cathedral School, Bodenham is a much sought-after village. There is a strong sense of community with local amenities including a garage/shop, doctors' surgery, hairdresser, church, primary school, bus service and a well-used village hall.

The surrounding countryside provides excellent opportunities for walking, riding and outdoor pursuits, with the beautiful Bodenham Lakes Nature Reserve and Queenswood Country Park nearby, making this an ideal location for those seeking a balance between rural living and connectivity.





Bodenham Lake Nature Reserve



Queenswood Nature Park & Arboretum



Services, Utilities and Property Information

Tenure: Freehold
Council Tax Band: F
Local Authority: Herefordshire
EPC: Rating E
Property Construction: Standard (brick and tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage and Sewerage: Mains
Heating: Mains gas
Broadband: FTTP full fibre ultrafast broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.
Parking: Single garage and driveway parking for 4+ vehicles
Additional Information: Grade II Listed

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

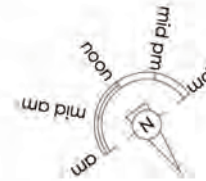
BROOK HOUSE, BODENHAM, HEREFORD HR1 3HS



OUTBUILDING 3



OUTBUILDING 1/2/4



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 2062 sq ft, 192m²
 OUTBUILDINGS : 429 sq ft, 40m²
 TOTAL AREA: 2491 sq ft, 231m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We value the little things that make a home



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THE FINE & COUNTRY
FOUNDATION

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