BRYNGWYN MANOR WORMELOW

HEREFORD HR2 8EQ

Asking Price £245,000

LEASEHOLD

A rare opportunity to acquire this beautifully presented two double bedroom lower ground floor apartment, forming part of the impressive Grade II Listed Bryngwyn Manor, an elegant Gothic country house set within stunning surroundings. Combining period character with modern comfort, the apartment offers spacious and well-proportioned accommodation, enhanced by an energy-efficient air source heat pump providing underfloor heating throughout. The property retains the charm and architectural heritage of the original manor while benefiting from contemporary finishes, creating a unique and stylish home. Ideally suited as a permanent residence, weekend retreat or investment, this exceptional apartment enjoys a peaceful village setting in Wormelow, with excellent access to Hereford, Ross-on-Wye and the surrounding countryside.

Flint & Cook

BRYNGWYN MANOR

• Idyllic rural position • Stunning Grade ll listed apartment • Ideal for a first time buyer or those downsizing • Immaculately presented throughout • Must be viewed! • Two bedrooms, one en-suite

Ground Floor

With steps leading down to the lower ground floor where apartment 11 is located.

With entrance door leading into the

Entrance Porch

With tiled floor, automatic spotlights, a large cupboard housing the hot water system and underfloor heating manifold, a door then leads to the

Hallway

With fitted carpet, window to the front aspect, spotlights, smoke alarm, ample space for coat and shoe storage with doors leading into

Lounge/Dining Room

A spacious lounge/dining room with tiled floor, a feature central ceiling light and a double glazed window to the front aspect.

Kitchen

A modern fitted kitchen with white high gloss wall and base units with ample work surface space over and tiled splash backs, integrated appliances to include a composite sink and drainer unit, fridge/freezer, oven, microwave, four ring induction hob with cooker hood over, dishwasher and washing machine, there is a tiled floor and spotlights.

Bedroom One with En-suite

A beautifully presented spacious main bedroom with tiled floor, central ceiling light, double glazed window, exposed stone wall, ample space for wardrobes and sliding doors leading into the

En-suite bathroom comprising a large tiled bath with mains fitment shower head over, wash hand basin with storage below, low flush w/c, chrome heated towel rail, spotlights and double glazed window.

Bedroom Two

A second double bedroom with tiled floor, central ceiling light, double glazed window and ample space for wardrobes.

Wet Room

With a step leading into the wet room with mains fitment rainfall shower head and separate handheld shower attachment, low flush w/c, wash hand basin, spotlights, tiled floor and surround, and a chrome heated towel rail.

Outside

Outside the property benefits from having access to a two tiered communal garden at the rear with communal washing area and a storage shed. The property also benefits from the fantastic communal gardens with terraced seating to enjoy the fantastic countryside views. The property also benefits from two allocated parking spaces with additional visitor parking available.

Directions

Proceed south out of Hereford City on the A49 Ross Road, proceed over the Callow Hill and turn right signposted to Wormelow. On entering the village of Wormelow, turn immediately right and then left into the entrance to Bryngwyn Manor.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Drainage rates are payable.

Private water supply.

Property Services

Electricity and drainage are connected. Private water supply. Air source under floor heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Leasehold - vacant possession on completion.

125 year lease commenced in 2017 with 116 years remaining

Service charge - £1207.75 per quarter.

Ground Rent - £160 per annum.

Viewing Arrangements

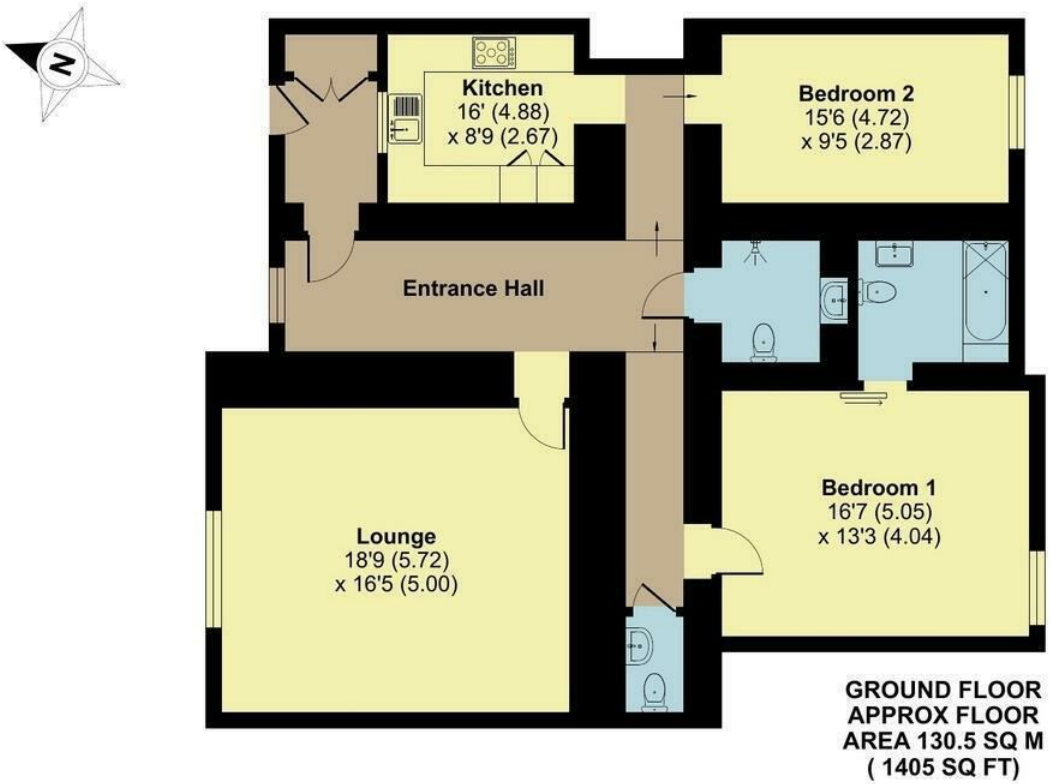
Strictly by appointment through the Agent (01432) 355455.

BRYNGWYN MANOR

Bryngwyn Manor, Wormelow, Hereford, HR2

Approximate Area = 1405 sq ft / 130.5 sq m

For identification only - Not to scale



EPC Rating: Hereford Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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