

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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LISTED GEORGIAN FARMHOUSE & EQUESTRIAN FACILITIES IN C. 25 ACRES. WALLED REAR GARDEN WITH ELEGANT FORMER FOLLY. EQUESTRIAN FACILITIES INCLUDE AMERICAN BARN WITH LOOSE BOXES & 20M X 40M ARENA.

Brelston Court - £1,250,000 Guide Price

Marstow, Ross-on-wye, Herefordshire, HR9 6HF

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 RICS®

Brelston Court

Location & Description

Brelston Court is located on the outskirts of the historic market town of Ross-on-Wye. The town offers a range of local amenities including Ross Labels Shopping Complex, pubs, hotels, restaurants, small theatre, library and also enjoys a twice weekly market held at the 16th Century Market House, which acts as a focal point for the local community. There are a number of leisure facilities, which include the Swimming pool, Halo Gym and Fitness Centre, and of course, the beautiful River Wye, where scenic walks can be enjoyed. Ross on Wye enjoys excellent road connections being situated in close proximity to Junction 1 of the M50. The city of Hereford is located approximately 15 miles distant, Gloucester approximately 19 miles distant, Worcester and Cheltenham both located approximately 35 miles distant via the M50.

Property 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 a 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.





The accommodation comprises:

Porch

Entrance hall

Dining Room 4.59m (14ft 10in) x 4.49m (14ft 6in)

Cloak Room 3.46m (11ft 2in) x 2.94m (9ft 6in)

Study 4.16m (13ft 5in) x 2.84m (9ft 2in)

Living Room 5.04m (16ft 3in) x 4.57m (14ft 9in)

Kitchen 6.87m (22ft 2in) x 6.02m (19ft 5in)

Landing

Master Bedroom 5.14m (16ft 7in) x 4.31m (13ft 11in)

En-suite

Bedroom Two 4.75m (15ft 4in) x 4.59m (14ft 10in)

En-suite

Bathroom

Bedroom Three 4.16m (13ft 5in) x 3.66m (11ft 10in)

En-Suite

Bedroom Four 4.11m (13ft 3in) x 2.66m (8ft 7in)

Bedroom Five 4.54m (14ft 8in) x 3.44m (11ft 1in)

Bathroom

Landing

Bedroom Six 4.88m (15ft 9in) x 3.15m (10ft 2in)

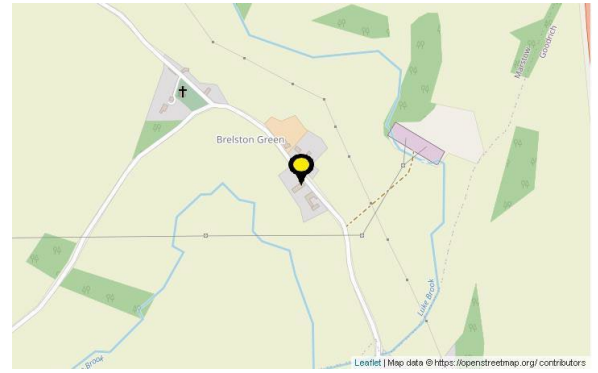
Store Room 4.88m (15ft 9in) x 2.01m (6ft 6in)

Store Room 4.88m (15ft 9in) x 2.87m (9ft 3in)

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



Services

We have been advised that mains electricity, water, Private drainage. Oil fired central heating connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating TBC



Ross-on-wye Office
Tel: 01989 768 320
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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