



Bramley Barn

Glewstone, Ross-On-Wye, Herefordshire, HR9 6BB



COUNTRY & CLASSIC

Bramley Barn

Substantial Detached Five Bedroom Stone Barn Conversion with 2.2 Acres of Gardens & Grounds including Paddock. Large Detached Double Garage with Room Over Suitable for Annexe Conversion. Immaculately Presented Throughout with Spacious Rooms & Glorious Gardens. Situated in a Quiet Tucked Away Position with Easy Access to Ross-on-Wye, Monmouth & Motorway Network

THE PROPERTY

- GROUND FLOOR • Large Light Reception Hall/Dining Room with Floor to Ceiling Windows. French Doors to Rear Terrace & Garden
- Impressive Sitting Room of Generous Proportions, Triple Aspect with Inglenook Fireplace & Woodburner. Bespoke Shelving & Cupboards
- Spacious Farmhouse Style Kitchen with Bespoke Fitted Units including Striking Round Solid Wood Breakfast Bar. Quartz Worktops, Butler's Sink. 3 Door Aga & Induction Hob. Large Picture Window Overlooking Garden & Countryside Beyond
- Separate Pantry
- Fully Fitted Utility Room with Electric Double Oven, Stable Door to Rear Porch with Space for Boots & Coats
- Downstairs Cloakroom
- FIRST FLOOR • Galleried Landing with Vaulted Ceiling & Seating Area Offering Views over both Front & Back Gardens
- Spacious & Light Main Bedroom Triple Aspect with Large Window Overlooking Garden. Built-In Wardrobes, Elegant Ensuite Bathroom with Roll Top Bath & Rainfall Shower Over. Ante Room with Airing Cupboards
- Second Double Bedroom, Double Aspect with Built-In Wardrobes
- Third Double Bedroom – Currently Divided to Create Two Good Study Spaces. Built In Cupboards & Bespoke Desk/Workstation
- Family Bathroom with Rainfall Shower Over
- SECOND FLOOR • Galleried Walkway with Vaulted Ceiling
- Two Further Double Bedrooms with Feature Beams in Vaulted Ceiling
- Family Shower Room
- Ante Room/Snug/Study



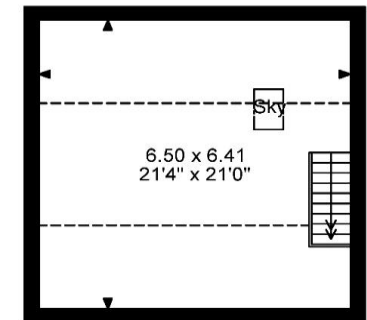
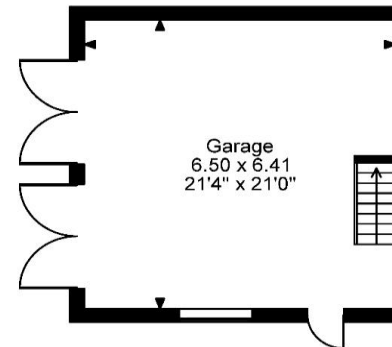
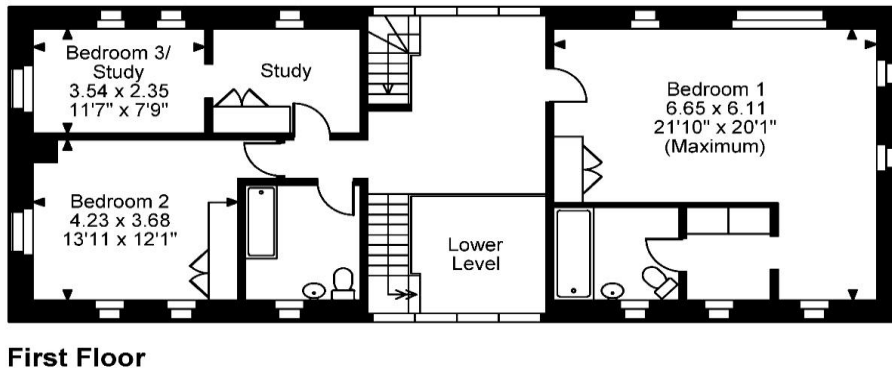
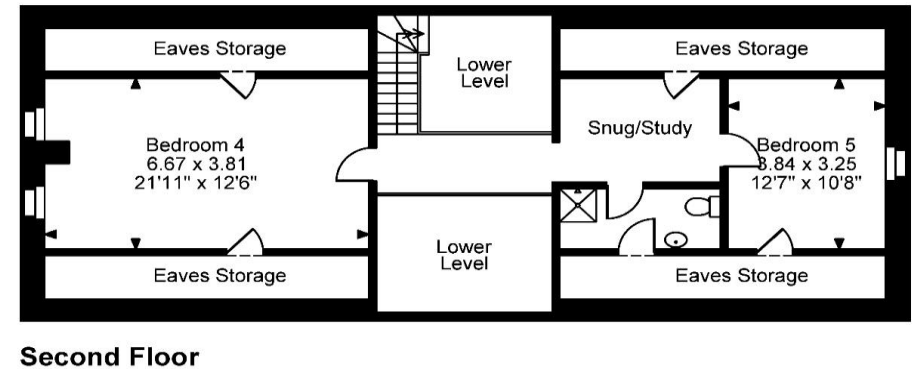
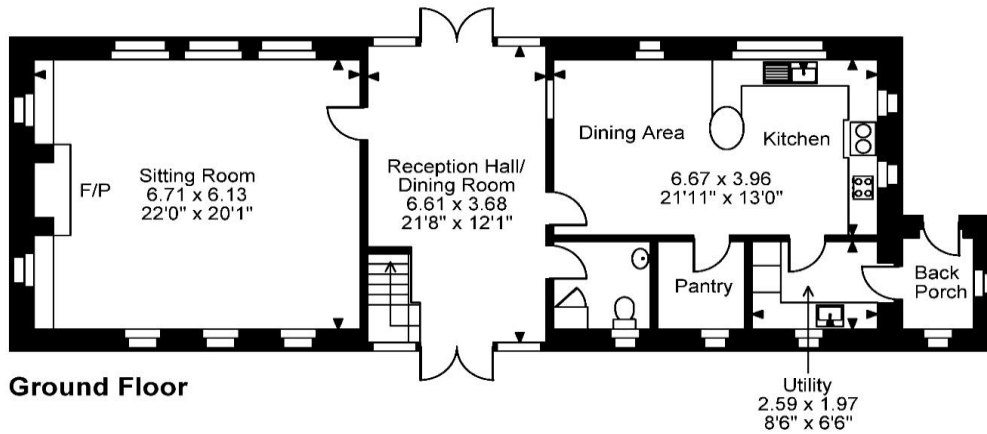
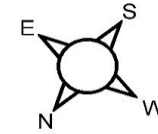


AL'S

FLOOR PLANS

Total Approx. Floor Area 3573 Sq. Ft. (332 Sq. M.)

Bramley Barn, Glewstone, Ross-on-Wye
Approximate Gross Internal Area
Main House = 2947 Sq Ft/274 Sq M
Garage = 626 Sq Ft/58 Sq M
Total = 3573 Sq Ft/332 Sq M

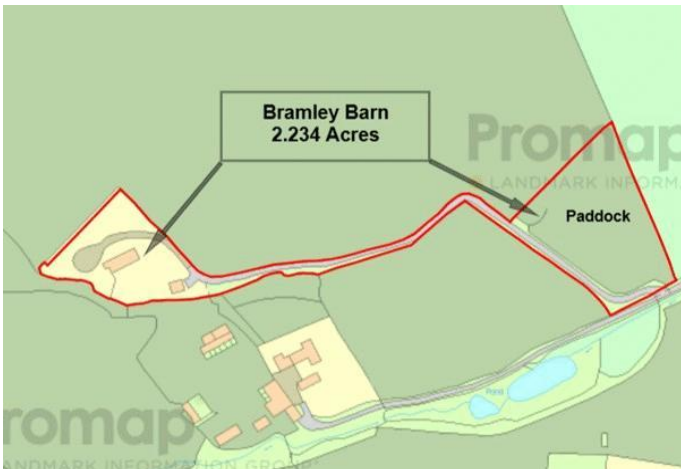


Floor Above Garage

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 The position & size of doors, windows, appliances and other features are approximate only.
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THE OUTSIDE

- 2.2 Acres of Beautiful, Landscaped Gardens & Grounds
- Impressive Sweeping Drive Leading to Ample Parking Area
- 1 Acre Paddock Fully Fenced with Water Supply
- Large Stone Clad Double Garage with Room Over – Suitable for Conversion to Annex subject to PP
- Superb Gardens with Established Planting & Combination of Deciduous & Evergreen Trees
- Summer House with Decking & Outside Lighting Overlooking Attractive Wildlife Pond with Lillies
- Sweeping Lawns to the Front
- Large Flagstone Terrace to Rear with Steps Down to
- Wonderful Walled Garden Mainly Laid to Lawn with Established Borders
- Vegetable Garden, Fenced with Veg Beds & Fruit Cage
- Greenhouse, Compost Area & Log Store

PRACTICALITIES

- Grade II Listed
- Council Tax Band G – Herefordshire Council
- Mains Electricity & Water
- Private Drainage
- LPG Fired Central Heating & Aga
- Broadband – Full Fibre to the Premises

THE SITUATION

- Situated Quiet Rural Position close to the Village of Glewstone
- 8 Miles to Monmouth, 6 Miles to Ross-on-Wye, 13 Miles to Hereford, 5 Miles to M50/A40 Junction
- 30 Minutes to M4/Newport

DIRECTIONS

What3Words: pigs.objecting.panel



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