



**Burgage Farm, Wigmore, HR6 9UJ**  
**Offers In The Region Of £550,000**

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# Burgage Farm Wigmore

A wonderfully unique family home nestled into the village of Wigmore, with a detached workshop, annex and off road parking for multiple cars. This is a property that you don't want to miss out on.

- Additional One Bedroom, Semi-Detached Cottage With Private Courtyard
- Detached Workshop With Power And Lighting
- 4 Bedrooms
- Living Room
- Utility Room
- Dining Room
- Kitchen
- Additional Reception Room

## Material Information

**Offers In The Region Of** £550,000

**Tenure:** Freehold

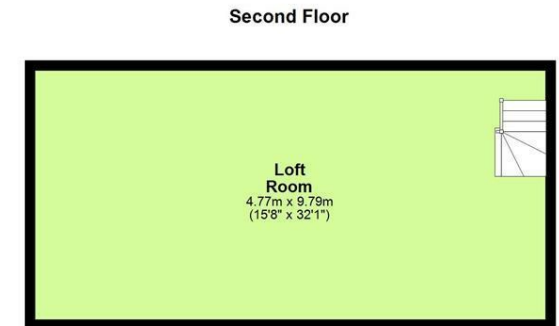
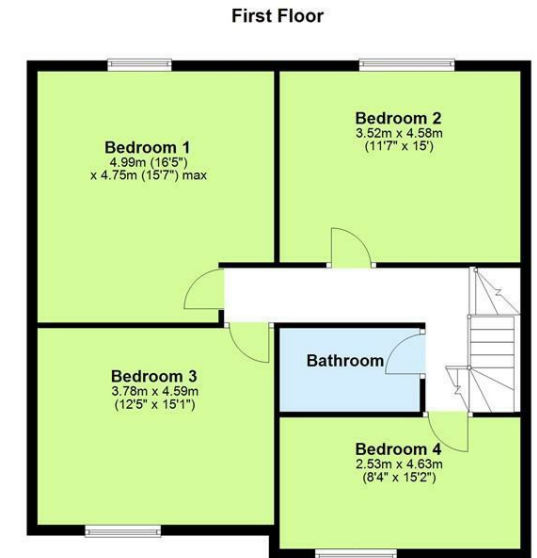
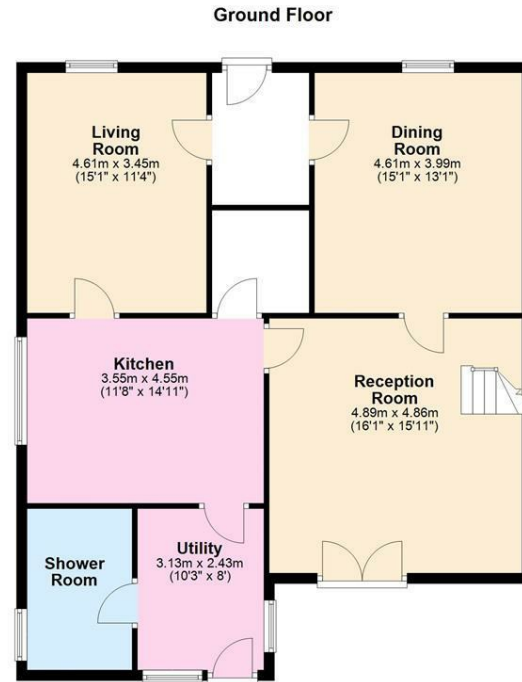
**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** (null)

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.



Total area: approx. 230.2 sq. metres (2477.7 sq. feet)

*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

Welcome to Burgage Farm, a charming Grade II listed cottage rich in character and period features throughout. This unique home offers four well-proportioned bedrooms, complemented by a detached workshop complete with power and lighting—ideal for a variety of uses. In addition, the property benefits from a self-contained annex with its own private courtyard, perfect for guests, extended family, or potential rental income.

A truly special home, early viewing is highly recommended to fully appreciate all it has to offer.

## Property Description

Upon entering the property, you step into a welcoming entrance hall that provides access to the main reception areas. To the right, the first reception room showcases exposed beams and an impressive inglenook fireplace fitted with a Clearview stove. From here, the space flows into the kitchen/breakfast room, which is equipped with bespoke pine cabinetry and rose granite worktops, along with a striking red brick inglenook fireplace designed to accommodate an Aga.

In addition, there are two further reception rooms, including a dining room featuring an inset Morso wood-burning stove, and a second sitting room with exposed beams to both the walls and ceiling, as well as French doors that open out onto the secluded rear garden. The ground floor also includes a practical utility room and a conveniently located shower room. take the stairs up to the first floor, where you will find four generously sized double bedrooms, all enhanced by exposed floorboards and beams, and served by a family bathroom. A further staircase leads to the second floor, which is currently arranged as separate rooms but offers excellent potential to be reconfigured into a fifth bedroom or a spacious principal suite.

## Gardens and Parking

Externally, the property is approached via a gated driveway, providing access to the rear and offering ample private parking for up to four vehicles. The rear garden is predominantly laid to lawn and further benefits from raised vegetable beds and a patio area, ideal for outdoor entertaining, with access to the cellar.

The property also features a detached workshop with power and lighting, in addition to a well-appointed one-bedroom annexe. The annexe comprises an open-plan kitchen/dining/living area on the ground floor, with a double bedroom and family bathroom on the first floor. It also enjoys its own private courtyard garden.

Offering exceptional versatility, the annex is perfectly suited to multi-generational living, has potential to generate rental income, or could serve as an ideal short-term holiday let.

## Property Location

The property is located in the well serviced village of Wigmore, which is sought after due to the reputable high school.

The village itself offers a range of amenities including a village shop, garage, church, sought after primary and secondary schooling plus a thriving community. The historic Wigmore Castle ruins and Wigmore rolls are popular with walkers and are only a short distance away. The bustling market towns of Leominster and Ludlow offering a further array of amenities are located within a short drive away.

## Services

Mains drainage, water & electricity, oil fired central heating and water

## Broadband Speed

Average speeds in your area

Download: ~69.7 Mbps

Upload: ~25 Mbps

## Tenure

Freehold

## Agents 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





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