



Brook House Tarrington, Hereford, HR1 4EU



**Sunderlands**  
Residential Rural Commercial



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Tarrington  
Hereford  
HR1 4EU**

### Summary of Features

- Georgian detached property
- Four bedrooms
- Three reception rooms
- Approximately 1.22 acres of orchard and grounds
- Three grade two listed barns
- Sought after village location

**Price Guide £800,000**

Located in a sheltered position in the popular village of Tarrington, Hereford, this Georgian detached house offers a blend of character and modern living. With four generously sized bedrooms, this property provides ample space for families or those seeking a comfortable retreat. As you enter, you are welcomed by two reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The spacious accommodation throughout ensures that every corner of the home feels open and airy. One of the standout features of this property is its grounds, which include a traditional orchard and three grade two listed historical barns. The outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the beauty of nature right at their doorstep. This delightful home is a rare find, combining historical elegance with modern comforts, making it a perfect choice for anyone looking to settle in a picturesque setting.

#### Location

The village of Tarrington offers an attractive rural setting, complete with a church and village hall. Just 7 miles away, the market town of Ledbury provides a delightful mix of independent shops, schools, cafés, and leisure facilities, along with a regular bus service and a mainline railway station for easy connectivity. The cathedral city of Hereford, also around 7 miles distant, offers a wider range of shopping, dining, and cultural experiences.

#### Accommodation

##### Front

The porch provides a welcoming and practical entrance, with space for storing logs, coats, and shoes. A door leads directly into the entrance hall, ensuring a smooth transition into the home.

##### Entrance hall

The entrance hall, with its attractive original flagstone flooring, sets a charming and characterful tone on arrival. Serving as the heart of the home, it provides access to all principal rooms, while stairs rise to the first floor and descend to the cellar. A rear door offers easy access to the garden, making it a practical and well-connected space suited to everyday family living.

##### Living room

The living room is a bright and inviting space, featuring

a front-facing bay-style window that fills the room with natural light. A central wood-burning stove creates a cosy focal point, complemented by high ceilings that enhance the sense of space. There is ample room for comfortable lounge furniture, making it ideal for relaxing or entertaining.

##### Dining room

The dining room mirrors the charm of the living space, with a front-facing bay-style window allowing for plenty of natural light. A second wood-burning stove provides a warm and inviting focal point, while the generous proportions offer space for both dining and additional lounge seating. A useful serving hatch connects through to the breakfast room, adding convenience and practicality for everyday living and entertaining.

##### Breakfast room

The breakfast room, with its original flagstone flooring and limewashed walls, is centred around an oil-fired AGA, creating a warm and homely focal point. A side aspect window enjoys views over the garden, while there is ample space for a breakfast table and chairs, along with additional room for storage units. It also provides access through to the kitchen, enhancing the flow of the home and its suitability for everyday living.

##### Back kitchen/scullery

The kitchen is fitted with a range of wall and base units providing practical storage, along with space for white goods. A sink and drainer unit is positioned beneath a rear aspect window, offering pleasant views while carrying out everyday tasks. The room also provides access to the well and through to the boot room, adding further convenience and functionality.

##### Study

The study is a useful and versatile room, ideal for home working or as a quiet retreat. It features fitted shelving and storage cupboards, while a rear aspect window allows for natural light and a pleasant outlook.

##### WC

The WC is fitted with a low-level toilet and wash hand basin, providing convenient facilities for guests.

##### Boot room

The boot room provides a practical space for coats, shoes, and outdoor gear, helping to keep the home organised and tidy.



## First floor

### Bedroom one

Bedroom one is a well-proportioned double room, featuring an original fireplace and limewashed walls. A front aspect window allows for plenty of natural light, while there is ample space for a range of bedroom furniture.

### Bedroom two

Bedroom two is another well-proportioned double room, similar in style to bedroom one. It also features an original fireplace with surround, along with a front aspect window that brings in natural light, and offers ample space for bedroom furniture.

### Bedroom three

Bedroom three is a well-proportioned double room, similar in style to the others, featuring an original fireplace with surround and limewashed walls. A side aspect window provides natural light, and there is ample space for bedroom furniture, complemented by a fitted wardrobe for convenient storage.

### Bedroom four

Bedroom four is a single room with a front aspect window, offering a bright and comfortable space ideal for a child's bedroom, guest room, or home office.

### Bathroom, WC and airing cupboard

The bathroom is a spacious room fitted with a bath and wash hand basin. A rear aspect window provides natural light, providing a view over the orchard. An adjoining WC is fitted with a toilet and wash hand basin, and an airing cupboard provides further storage with ample shelving.

### Outside

The garden and orchard provide a wonderful wildlife haven, having been maintained without the use of herbicides or pesticides for more than 20 years. This thoughtful approach has encouraged a rich variety of birds and wildlife, enhancing the natural beauty and tranquillity of the setting. Nesting boxes for swifts and house martins have been installed along the north wall of the house, while the barns are home to bats and regularly host nesting swallows. The orchard is a traditional one, predominantly planted with Perry pear trees, and in recent years has seen the natural emergence of orchids, now well established, further adding to the ecological interest of this outdoor space. The grounds, extending to approximately 1.22 acres, are further complemented by ample parking to the front of the property, along with a greenhouse, vegetable plot, and a traditional privy, all contributing to a lifestyle well suited to those seeking a rural way of living.



### Barns

The property benefits from three Grade II listed barns, rich in character and history. The Cider Barn, dating back to the 17th century, measures approximately 5.28m (W) × 10.06m and offers a traditional space with a variety of potential uses. Two further barns, believed to date from the 18th century, include a Cart Shed measuring around 9.03m (L) × 4.93m (W), along with a traditional barn featuring a hay loft. This barn is divided into three sections, comprising a left section of approximately 4.32m × 4.80m, a middle section of 4.46m × 5.48m, and a right section measuring 7.95m × 5.51m.

### Services

Mains water, electricity and drainage are connected to the property. Well water available for washing machine and outside tap for garden use. Oil tank for Aga which provides hot water and cooking.

Due to the historic nature of both the house and the listed barns, the property needs to be maintained and conserved by using traditional and breathable materials.

### Council tax band

Herefordshire council tax band - G

### Tenure

Freehold

### Agents notes

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

### Directions

From Hereford, follow the A438 towards Ledbury. Continue through the villages of Lugwardine and Bartestree. Upon reaching Tarrington, turn right at the public house. Proceed for approximately 150 yards, the property will be on the right-hand side, accessed via a five-bar gate.

### Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





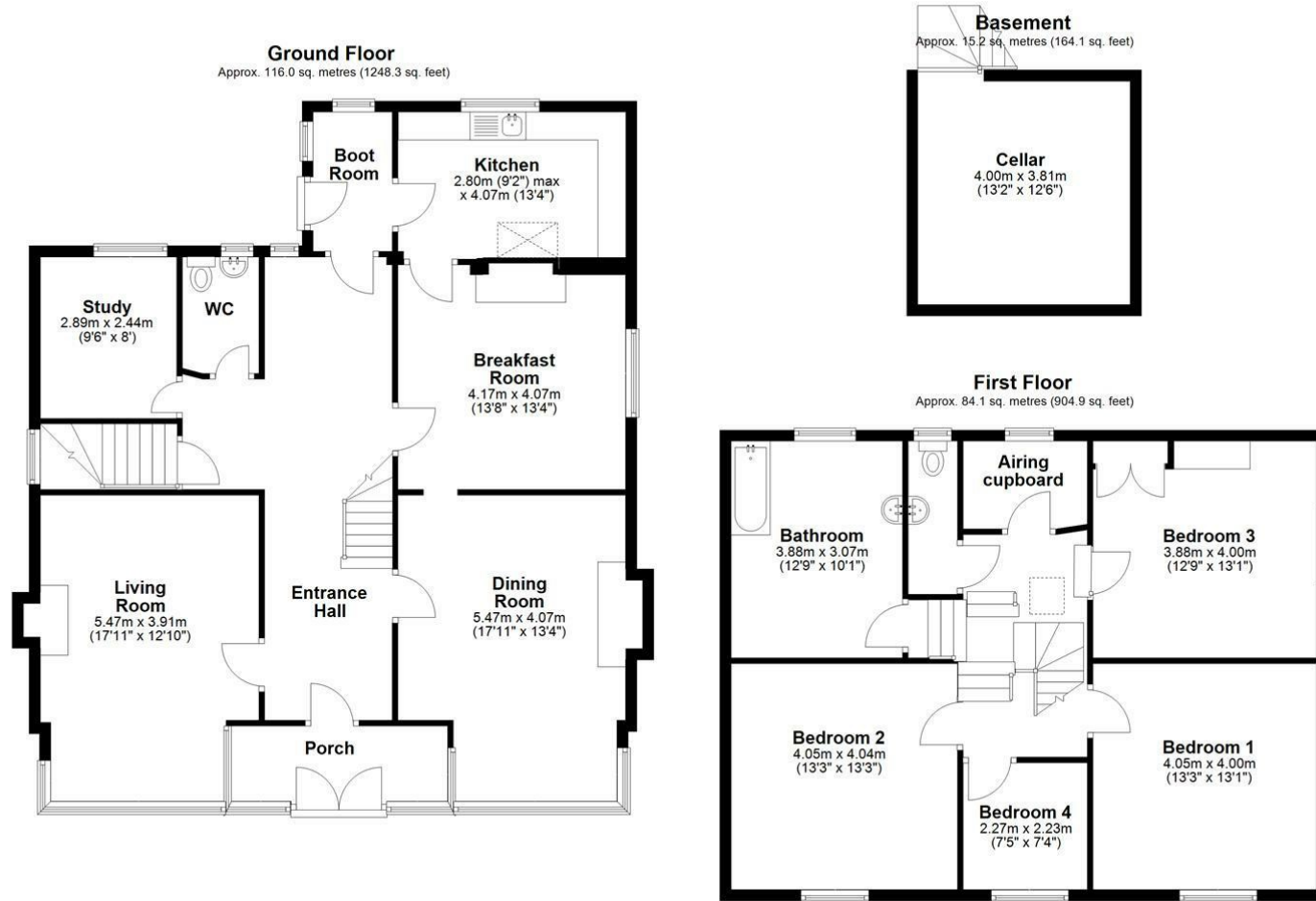
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Total area: approx. 215.3 sq. metres (2317.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		41
(21-38) <b>F</b>		
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.