

SARNESFIELD GRANGE

NEAR WEOBLEY ♦ HEREFORDSHIRE



BENGOUGH
— Property —



SARNESFIELD GRANGE

NEAR WEOBLEY + HEREFORDSHIRE

*A significant family house
with views of the Black Mountains*

Hall + Cloakroom + Dining Room + Drawing Room
Study + Kitchen + Sitting Room/Breakfast Room
Pantry + Cellar

Six Bedrooms + Dressing Room + Four Bathrooms

Attractive Garden + Orchard

Garaging + Workshop + Stables

In all about 1.5 acres

Hereford 13 miles
Leominster 10 miles
Hay on Wye 13 miles
(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice
on the last page of the text.*



SITUATION

Sarnesfield Grange is situated just west of the historical village of Weobley and in the heart of north Herefordshire's stunning countryside. Road access to key market towns be it Hay on Wye, Leominster and the City of Hereford is good as is the choice of excellent schools throughout the area. Weobley, an historic black and white village provides everyday needs with a shop, butcher, pubs, cafe, dentist and doctor's surgery. Both Hereford and Leominster have railway links north to Manchester, south to Newport with its connection to London, Paddington and east to Worcester and Birmingham.

THE PROPERTY

Sarnesfield Grange, formerly The Rectory, was part of the neighbouring Sarnesfield Estate. Either late Georgian or early Victorian in its construction, it remains to this day an imposing family house.

The stone pillared gates form the entrance, and the drive passes the house beyond which is ample car parking next to the various outbuildings and garaging.

The formal entrance to the house is approached from the garden on the south side of the house. The half glazed front door is sheltered by a deep porch. Off the hall with its parquet floor, the main staircase, cloakroom and WC and access to the cellar is the Study with its wood burning stove and the Drawing Room with an open fireplace, bay window seats and fitted cupboards. The Dining Room has a very similar layout with a door in the corner which goes through to the Kitchen. Here there is an Everhot stove with 3 ovens, a side dresser, fitted sink unit and cupboards and an oak floor. Off the back Hall with its door to the garden, is an excellent Pantry. Beyond the Kitchen is the Sitting Room also used as a Breakfast Room mainly double glazed with a wood burning stove, fitted bookshelves and French doors out into the garden. Off this room is the Utility/Laundry Room with fitted cupboards and an external door.

The main staircase leads up to a wide, bright, ballustraded landing off which there are three bedrooms (one used as a nursery), a dressing room and two bathrooms.





A further staircase with a cupboard underneath arrives at the second floor landing with fitted cupboards and three further bedrooms and two bathrooms, one of which is ensuite. Beyond the ensuite bathroom is a very useful attic storage room.

THE GARDENS & OUTBUILDINGS

The formal gardens are on the south side of the house where there is a wide terrace and extensive lawns with croquet in mind (part of which was once a former grass court), deep borders and overlooked by a fine cedar along with other mature hardwoods including a copper beech and maple. A brick wall runs along one side with a shed hidden in the trees. On the other side of the drive are three raised vegetable beds, a greenhouse and orchard beyond.

There is a useful range of buildings including a timber and brick cart shed now used as a garden store and workshop and an external staircase to rooms above. Opposite there is a one bay open sided timber car port with an inspection pit. A new garage beyond has three bays two of which are lockable and loft storage. The old stable building at the far end of the garden has two stables and an adjoining woodshed and former pigscote.





SERVICES

Mains water and electricity. Private drainage.
Oil fired central heating. 12 solar panels generate about 2.94Kw with a FIT of 16p expiring October 2032.

FIXTURES AND FITTINGS

The curtains, blinds and light fittings as well as garden furniture and ornaments are excluded from the sale but may be available separately.

LOCAL AUTHORITY

Herefordshire County Council
Council Tax Banding:- G

DIRECTIONS (HR4 8RG)

From Hereford take the A480 towards Lyonshall and Kington. Remain on this road crossing over the A4112. The house is on the left-hand side after about 250 metres.

WHAT3WORDS: handbag.argued.chef

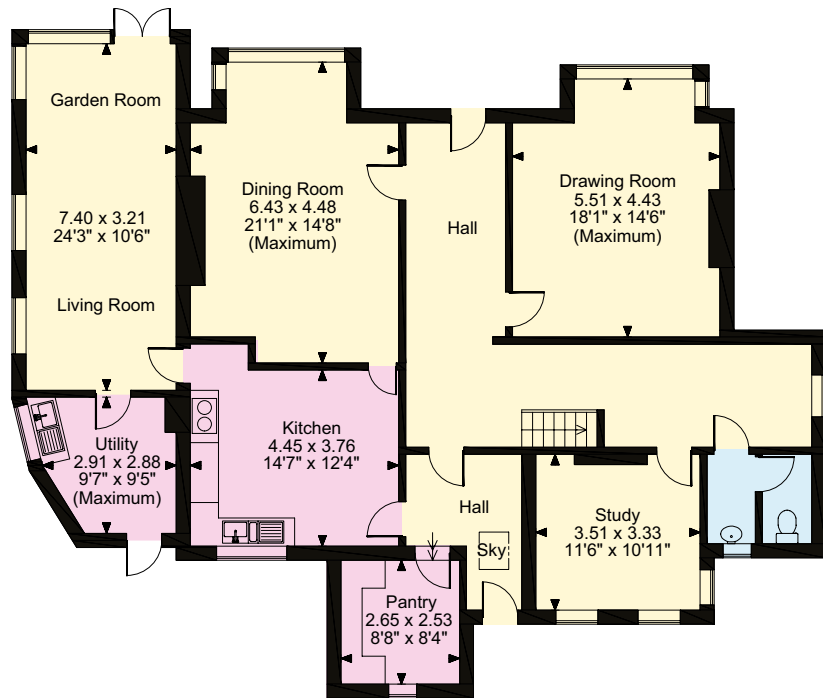
VIEWING

Strictly by appointment with Bengough Property
01568 720159.

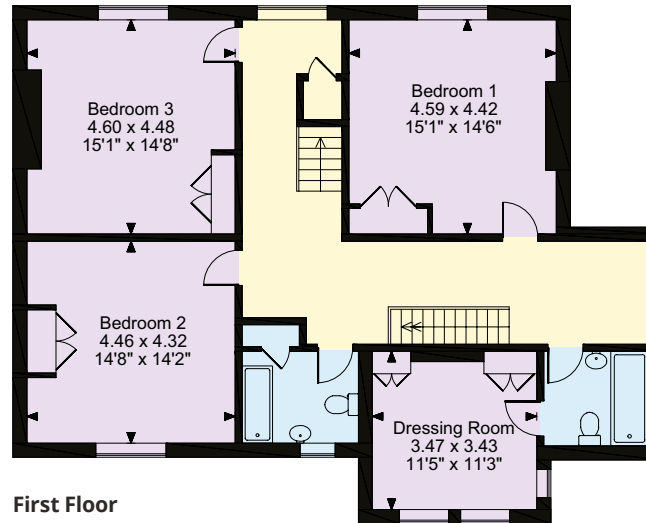


Approximate Gross Internal Floor Area
3783 Sq Ft/351 Sq M

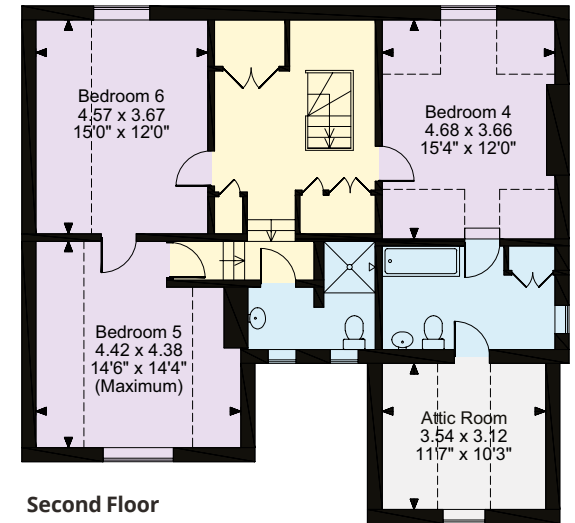
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Second Floor



01568 720159

**Wall End Farm, Monkland
 Leominster HR6 9DE**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			






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