

For Sale

£650,000



New Inn Brilley Hereford HR3 6HE

This 18th Century former pub has been converted into a deceptively spacious and characterful dwelling amongst an approximate 1.5 acre plot overlooking the black mountains and surrounding areas. Offering scope for further modernisation in a gorgeous rural setting, this home could be the one for you

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Approach

Off the main road from Whitney-on-Wye to Brilley, the approach to the property can be found aside with two separate and private gated driveway access's with further parking to the side.

Entrance Porch

Single glazed windows surround, glass roof, one light point and large oak door to property

Entrance Hall

Giving access to the main reception areas and first floor, a small loft hatch, light point, fitted cupboard and glazed door to side.

Lounge

Built in storage cupboards, glazed window to side, coal burner fireplace, central heating radiator, two light points

Snug

Formally the serving room and still with original serving hatch, the snug room offers a light point and central heating radiator

Basement Level Room

Single and double glazed windows to rear aspect, four light points, central heating radiator

Kitchen

Double glazed window surround, five light points, two belfast style wash basins, double glazed door to garden, log burner, space for large cooker, plumbing for washing machine and dishwasher, and wall and base storage units.

Dining Room

Rayburn cooker, glazed window to side, light point, space for fridge freezer, storage cupboard, wall and base storage units

Garden Room

Single glazed window surround off the kitchen

Downstairs Bathroom

Small panelled bath with shower, wash basin and w.c, glazed window to side and central heating radiator.

Landing

Glazed window to each side aspect, light point and loft hatch

Bedroom One

To the second floor, the main bedroom offers a double glazed velux to side, additional glazed window to side, one light point, feature fireplace, fitted storage cupboard and central heating radiator



Bedroom Two

Double glazed window to rear aspect, additional glazed window to side, fitted wardrobe and feature fireplace.

Bedroom Three

Off Bedroom Two, the third bedroom offers two fitted storage cupboards, one light point, glazed window to rear aspect and central heating radiator

Bedroom Four

Adjacent the master, the additional bedroom space offers one wall light point, central heating radiators and two double glazed velux windows to side aspects.

Family Bathroom

Free standing bath with shower, glazed windows to rear and side aspects, wash basin and w.c, light point

Annexe Entrance Hall

Frosted glazed door, ceiling light point, airing cupboard housing hot water tank

Annexe Lounge

Glazed windows to side, log burner, ceiling light point, central heating radiator

Annexe Kitchen

Glazed window and door to side, understair storage cupboard, rayburn cooker, wall and base storage units space for fridge, central heating radiator, light point and wash basin.

Annexe Bathroom

To the ground floor, the bathroom offers a panelled bath with shower, wash basin and w.c, central heating radiator and frosted glazed window.

Annexe Bedroom One

Two fitted storage cupboards, glazed windows to front and side aspect, double glazed velux, central heating radiator and light point.

Annexe Bedroom Two

Immediately to the first floor, the second bedroom to the annexe offers a central heating radiator, light point, double glazed velux and additional glazed window's to side aspects.

Garden

A large wrap around plot of approximately 1.5 acre's containing a livestock area, currently housing goats, with feature footpaths and homemade sign's giving directions to four separate former holiday lets and a large outbuilding with glazing and a log burner currently used as a meditation room but could have an adaptable scope for use. The plot further has a reservoir two oil tanks and a large unit for the recently installed biomast.

Basement

Fitted shelving, glazed windows to rear aspect and light point.

Lister's Remarks

The plot further features four living areas previously used as holiday lets. Some of these holiday lets include kitchen areas, toilets, showers and private decked areas. Please contact Connells for further information.





Ground Floor



First Floor



Second Floor



Glamping Ground Floor



Glamping First Floor



Glamping Second Floor



Outbuilding

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HER316742 - 0002

Tenure:Freehold EPC Rating: Awaiting

Council Tax Band: C

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