



## Longworth Cottage

Bredenbury, HR7 4TF

Andrew Grant



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Brockington Grange Mews, Bredenbury, HR7 4TF

**2 Bedrooms    1 Bathroom    1 Reception Room**

Benefiting from a share of the freehold, this beautifully presented ground floor home occupies a peaceful position within converted former stone stables, combining characterful accommodation with a private west-facing garden, garaging and far-reaching countryside views towards the Welsh Hills.

- Quietly tucked away from the main road, this ground floor apartment combines character with a comfortable and practical layout.
- At the heart of the home, the impressive living and dining room provides distinct areas for relaxing and entertaining, complemented by exposed beams and exposed stonework.
- A separate kitchen and breakfast room offers generous preparation space and room for informal dining, while two well proportioned double bedrooms and a spacious bathroom complete the accommodation.
- Opening directly from the principal reception room, the conservatory provides an inviting additional living space with a lovely outlook and double doors leading into the private garden.
- The attractive west-facing garden is predominantly paved for ease of maintenance, with established borders and mature planting creating a colourful and secluded setting for outdoor dining and relaxation.
- Further benefits include two unallocated parking spaces within the communal parking area and a single garage with a full-length mezzanine providing excellent additional storage.
- Bredenbury offers an appealing countryside setting, with everyday amenities, schooling and transport connections available throughout the surrounding villages, market towns and wider Herefordshire area.

1166 sq ft (108.3 sq m)







## The kitchen and breakfast room

The kitchen and breakfast room provides a welcoming space for cooking and informal dining. A generous arrangement of cabinets and work surfaces offers ample preparation and storage space, with provision for freestanding appliances and room for a breakfast table. Exposed overhead beams and a section of natural stone wall introduce warmth and texture, while an open connection leads into the living and dining room.





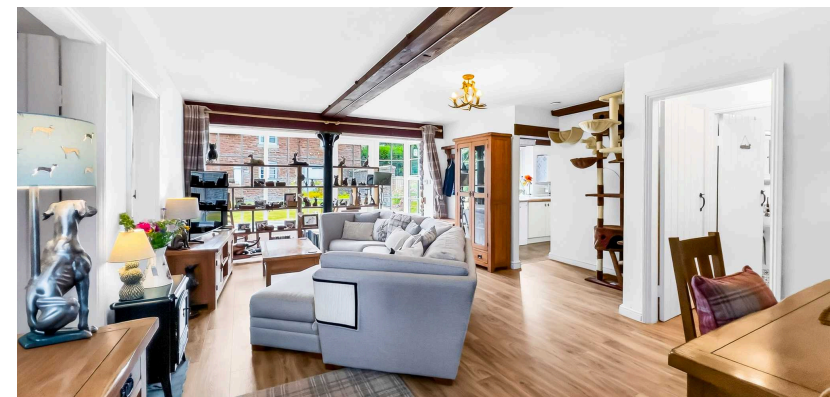






## The living and dining room

Forming the heart of the home, the living and dining room offers ample space to create distinct areas for relaxing, dining and entertaining. Exposed ceiling beams and exposed stonework lend visual interest, while its substantial dimensions allow considerable flexibility in how the room is arranged. From here there is access to all bedrooms and a door opens through to the conservatory.

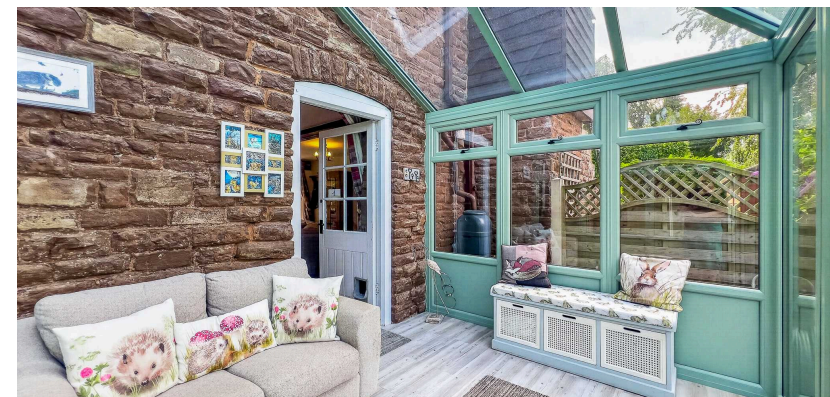






## The conservatory

Opening directly from the principal reception room, the conservatory is a bright and inviting place to sit throughout the changing seasons. Glazing across three sides provides an attractive outlook over the established planting, while double doors lead onto the paved terrace, creating an easy connection with the outdoor space during the warmer months.







## The primary bedroom

The primary bedroom is a comfortable double room featuring exposed beams and a painted stone wall. Extensive fitted wardrobes provide excellent storage without compromising the available floor space, while its peaceful position creates a restful setting away from the main living areas.







## The second bedroom

The second bedroom provides flexible accommodation for family members or visiting guests. An overhead beam and painted stonework adds architectural interest, while the window introduces natural light. Its dimensions also allow the room to accommodate a home office or another complementary use if required.





## The bathroom

Serving both bedrooms, the spacious bathroom is equipped with a freestanding bath and handheld shower attachment, a separate corner shower enclosure, wash basin and WC. A window provides natural light and ventilation, while the adjoining hall incorporates a useful storage cupboard.







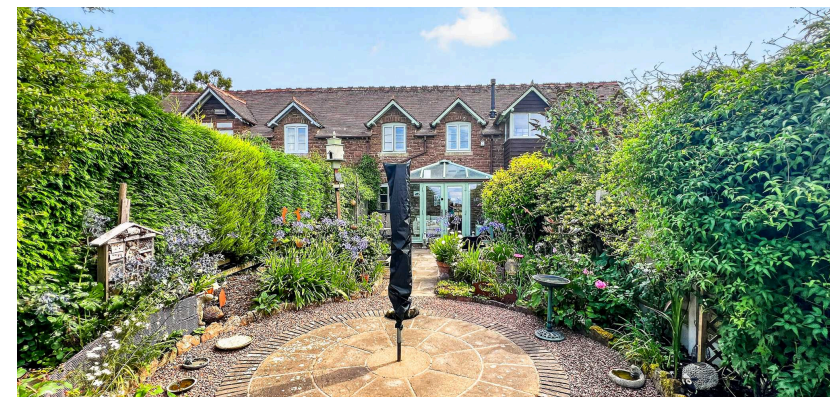
## The garden

Beautifully established, the private west-facing garden has been thoughtfully arranged to create a series of inviting spaces for sitting, dining and gardening. Double doors from the conservatory open onto a broad paved terrace, bordered by colourful planting and ideally positioned for outdoor meals. A pathway continues between deep, well-stocked borders to a further circular terrace, providing a separate place to enjoy the afternoon and evening sunshine.





Tall hedging to one side and fencing to the other create an excellent sense of privacy, while mature shrubs, climbing plants and seasonal flowers provide colour and interest throughout. Gravelled sections and a small raised vegetable bed add further variety, with a wildlife area situated at the far end of the garden. A gate opens onto the pathway leading towards the communal parking area. The combination of abundant planting, defined seating areas and open countryside glimpses creates an especially attractive outdoor setting.











## The driveway and parking

A sweeping gravelled driveway leads through Brockington Grange Mews to the communal parking area, which enjoys an attractive outlook across the neighbouring countryside. Longworth Cottage has the use of two unallocated parking spaces within this area. The property also includes a single garage, providing room for a vehicle or storage on the lower level. A full-length mezzanine above offers substantial additional storage for household belongings and leisure equipment.





# Location

Longworth Cottage occupies a peaceful position within Brockington Grange Mews, surrounded by the rolling farmland and wooded countryside of north-eastern Herefordshire. Tucked away from the main road, the setting has a distinctly rural character, with far-reaching views towards the Welsh Hills and an immediate connection to the landscape beyond.

Bredenbury is a small village approximately three miles south of Bromyard. At the heart of the community are a primary school and village hall, while the surrounding lanes and footpaths invite exploration of the local countryside. Its location offers the tranquillity associated with village life without leaving everyday amenities too far away.

The historic market town of Bromyard caters for most day-to-day requirements, with a selection of independent shops, cafés, public houses, galleries and local services. The town also has primary and secondary schooling, a library and leisure facilities. Rich in architectural character, its streets feature many traditional timber-framed buildings, alongside a programme of markets, festivals and community events held throughout the year.

For those who enjoy spending time outdoors, the wider area offers an abundance of walking routes and open spaces. Bromyard Downs and Bringsty Common are both nearby, while the National Trust's Brockhampton Estate encompasses extensive parkland, orchards, wooded valleys and streams surrounding its medieval manor house. The Malvern Hills, Teme Valley and Wye Valley are also accessible for longer walks, days out and opportunities to appreciate some of the region's finest scenery.

Bredenbury lies just off the A44, creating a convenient route towards Leominster and Worcester. Hereford, Malvern, Ledbury and Tenbury Wells can also be reached by road, extending the choice of shopping, dining, cultural and recreational facilities. Rail services are available from Leominster, Hereford and Worcester for travel further afield.

Combining an unspoilt countryside setting with access to several market towns and regional centres, the location is particularly well suited to those seeking a quieter pace of life without becoming isolated from essential services and wider connections.





# Services

The property benefits from mains gas, electricity and water. Drainage is supplied via a septic tank shared with one other property.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, Three, EE and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band C.

## Agent Note

The property is leasehold with a share of the freehold. The vendors are currently extending the lease, with completion anticipated in September 2026. It is expected to be extended to 999 years, subject to confirmation by the vendors' solicitors. The current lease commenced on 1 April 1988 with a term of 125 years, leaving approximately 86 years remaining. A maintenance charge of £26 per month is levied by Brockington Management Company Ltd for the maintenance of the communal areas.

What3words: ///beads.manifests.crystal



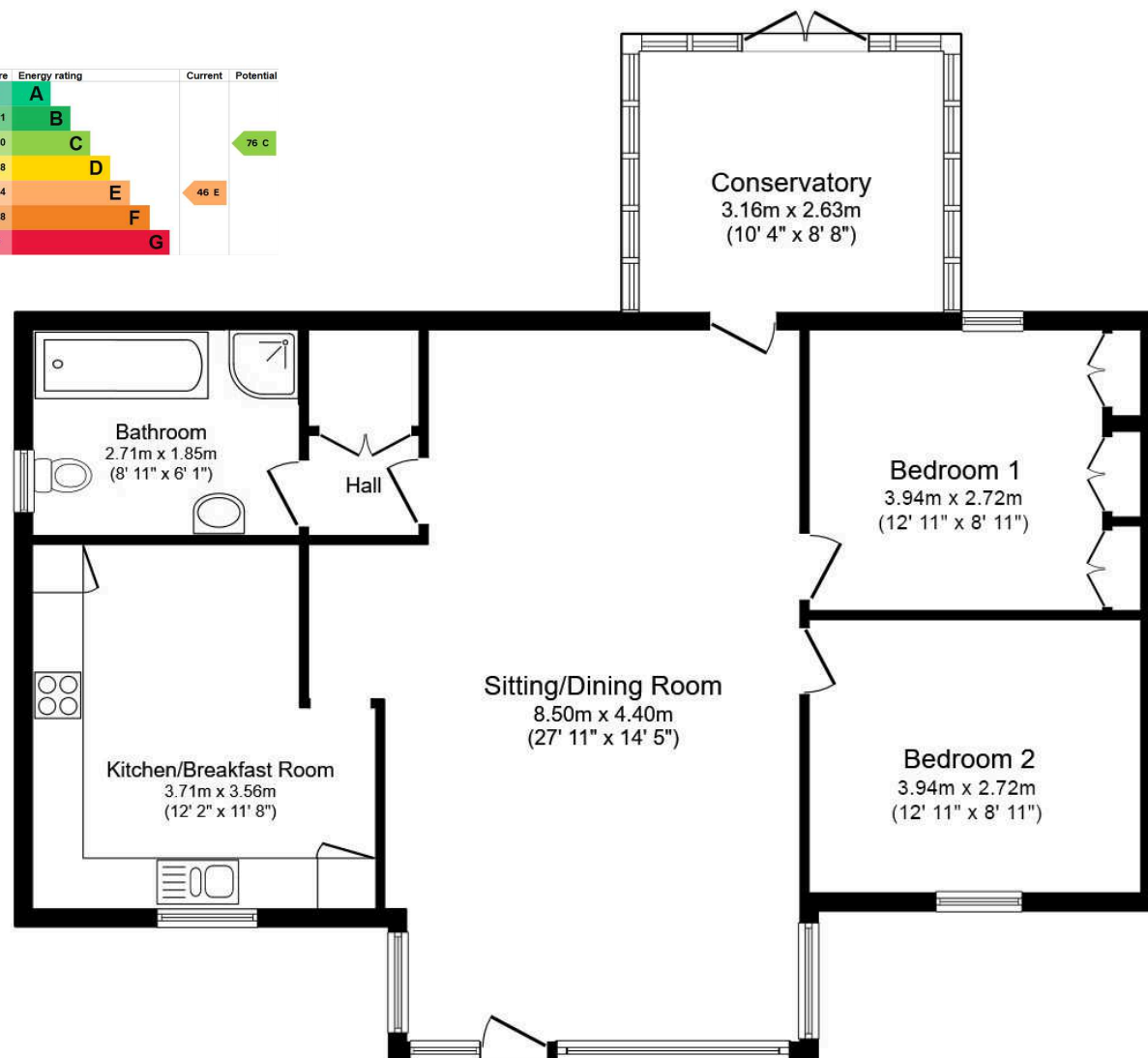




LONGWORTH COTTAGE



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total floor area 108.3 sq.m. (1,166 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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