



Wiggall, Bredenbury, Bromyard, HR7 4TF

 **Sunderlands**
Residential Rural Commercial



**Wiggall
Bredenbury
Bromyard
Herefordshire
HR7 4TF**

Summary of features

- Character three storey four Bedroomed Property
- Private position with breathtaking views
- Beautiful mature gardens
- Modern office building
- Workshop space
- Stables and land in total about 6.5 acres

Offers Above: £975,000

Bromyard 3 Miles | Leominster 10 Miles
Hereford 18 Miles | Worcester 22 Miles

Hereford Office 01432 356161

Situation:

Wiggall is situated in rural north east Herefordshire amongst beautiful undulating wooded countryside in a private yet accessible location. The property is within easy reach of Bromyard (3.5 miles) and the two cities of Hereford (15 miles) and Worcester (18 miles) with Junction 7 of the M5 about 26 miles.

Bredenbury has a local primary school, village hall and public house with Bromyard having a much wider range of facilities including secondary school, theatre and sporting facilities. There are well renowned private schools in both Hereford and Worcester.

Description:

A rare opportunity to buy a smallholding with a south-facing three storey traditional character brick and stone house with an extensive range of outbuildings, including two modern offices with kitchenette and toilet, stable block, workshops and around 5.7 acres of grassland.

The house has many interesting characteristics most notably a number of large windows that both maximise natural light within the principal rooms and enable the rooms to benefit from the countryside views. Other features include some exposed wooden beams, wooden doors and many natural floor surfaces.



Accommodation:

Entrance Hall

With flagstone floor and steps

Breakfast Kitchen

With extensive oak fitted wall and base units, granite worktops with large recessed sink, electric Esse range cooker, feature beam, recessed ceiling lights and wooden floor.

Walk-in understairs pantry cupboard with extensive fitted shelves.

Inner Hall

With flagstone floor and wooden panel wall.

Dining Room

With wood burner, feature window, wall cupboard, ceiling beam, brick tile and flagstone floor and door to stairs.

Living Room

With wood burning stove and wrought iron mantelpiece, wooden floor and large south facing window overlooking the garden. The west facing french doors open out onto the flagstone patio. There is a part cellar under the Living Room accessed via an internal trapdoor.

Front Hall

With quarry tile floor, coat pegs, external door and doors to

Dairy

With quarry tile floor, stone slab, fitted shelves, shuttered windows.

Back Kitchen

With quarry tile floor, external door, skylight, large recessed sink unit within painted wooden units.

Separate WC

Also housing Worcester Heatslave 20/25 boiler.

Small Laundry Room

With fitted shelves and units

First Floor

Large landing space with smooth curved wooden banister rail and doors to:

Bedroom 1

Large Double Bedroom with large south-facing window, built-in wardrobe and fireplace cupboard.

Bedroom 2

Double Bedroom with large west facing window and wrought iron fireplace.

Separate WC

With exposed boarded floor.

Shower Room

With large curved walk-in cubicle shower with sliding doors, Heritage pedestal wash basin, towel rail, fan heater and boarded floor.

Second Floor

Landing Bedroom

With partially sloping beamed ceiling.

Bedroom 3

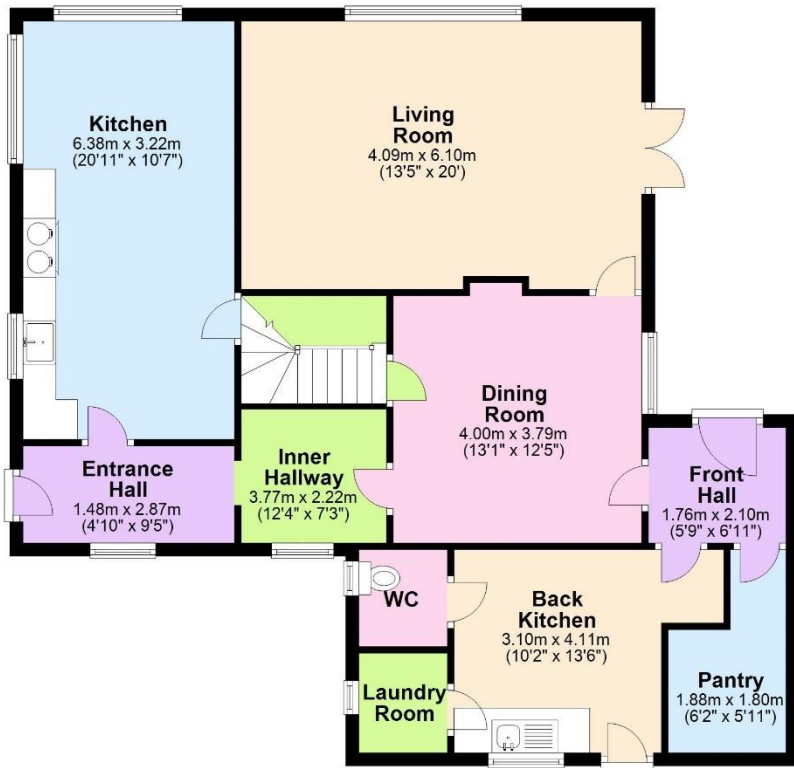
Large Double Bedroom with south-facing window, built-in wardrobe and shelving, large walk-in store room under sloping roof.

Bedroom 4

Double Bedroom with built-in wardrobe and cupboard and wood surface wall shelf.



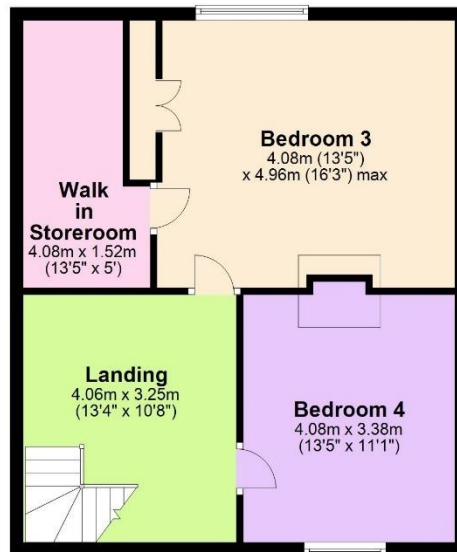
Ground Floor



First Floor



Second Floor





Outside:

A stoned yard area that provides ample parking and hard surface linking the house and outbuildings.

The garden is a feature of the property with an extensive lawned area punctuated with many herbaceous borders containing a wide range of shrubs, plants and small trees as well as a feature vegetable garden from a paved pathway.

The gently sloping southern aspect benefits from wonderful views over the two fields which enwrap the property and towards the wooded countryside beyond.

In addition there is a pond, cider stones, garden shed and greenhouse. Please note that there are feature standing stones some of which the vendor intends to remove prior to completion.

Outbuildings:

Modern Office Building (approx. 9.16m x 4.53m internal)

With kitchenette including Worcester boiler, sink unit and worktop; separate WC with wash hand basin; main office with dual aspect and wash basin; secondary office with window.

Traditional Stables

With central feedstore / tack room with concrete floor; large timber frame and tin clad lean-to and further timber lean-to wood store.

Traditional Modified Threshing Barn (9.4m x 5.17m)

Timber framed and clad with open span space historically used as a joinery shop with part mezzanine floor above with further Workshop Area (5.56m x 3.1m)

Attached Single Storey Brick and Stone Outbuildings

Divided into an outside store and additional workshop area connecting into the Threshing Barn.



Services:

We understand that there is mains water, mains electricity, private septic tank and oil fired central heating to most rooms. The services have not been tested.

Council Tax Band:

Herefordshire Council – Band E.

Land:

There are two adjoining conveniently sized meadow fields in front of the house with a gently sloping southerly aspect. The fields are on the same water supply as the house.

There is a small fruit orchard next to the road.

Tenure:

Freehold with vacant possession on completion. The land has been grazed by a local farmer who would be happy to continue.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Basic Payment Scheme:

The delinked payments under this scheme are retained by the vendor.

Stewardship Schemes:

The land is currently within a Countryside Stewardship Scheme that provides a small annual payment if certain conditions are met in relation to the two grass fields. It may be possible to transfer both the benefit and obligations of the Scheme to a Purchaser should it be of interest.

Sporting, Timber & Mineral Rights:

All standing timber or any sporting rights, if owned, are included in the sale.

Directions:

From Bromyard take the A44 towards Leominster. In Bredenbury turn right sign posted Edwin Ralph just prior to the school and the property will be located on the right hand side after 0.85 miles.

What3Words: infants.wide.tissue

Viewing:

Strictly by appointment with the Agents.

Site Plans:

The plans included in the sale particulars are for identification purposes only and may also have been reduced in scale to assist with printing.

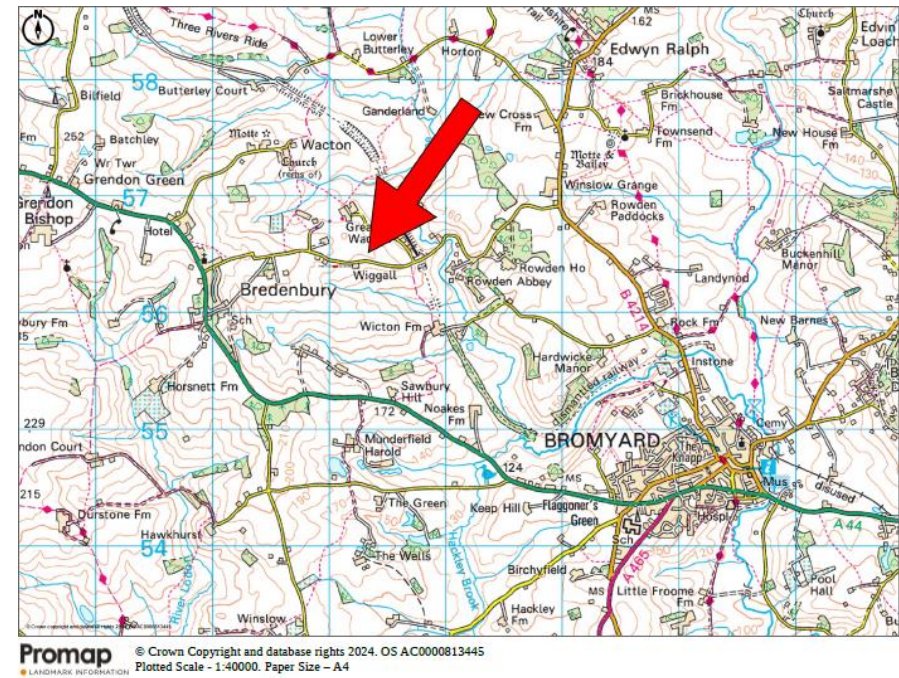
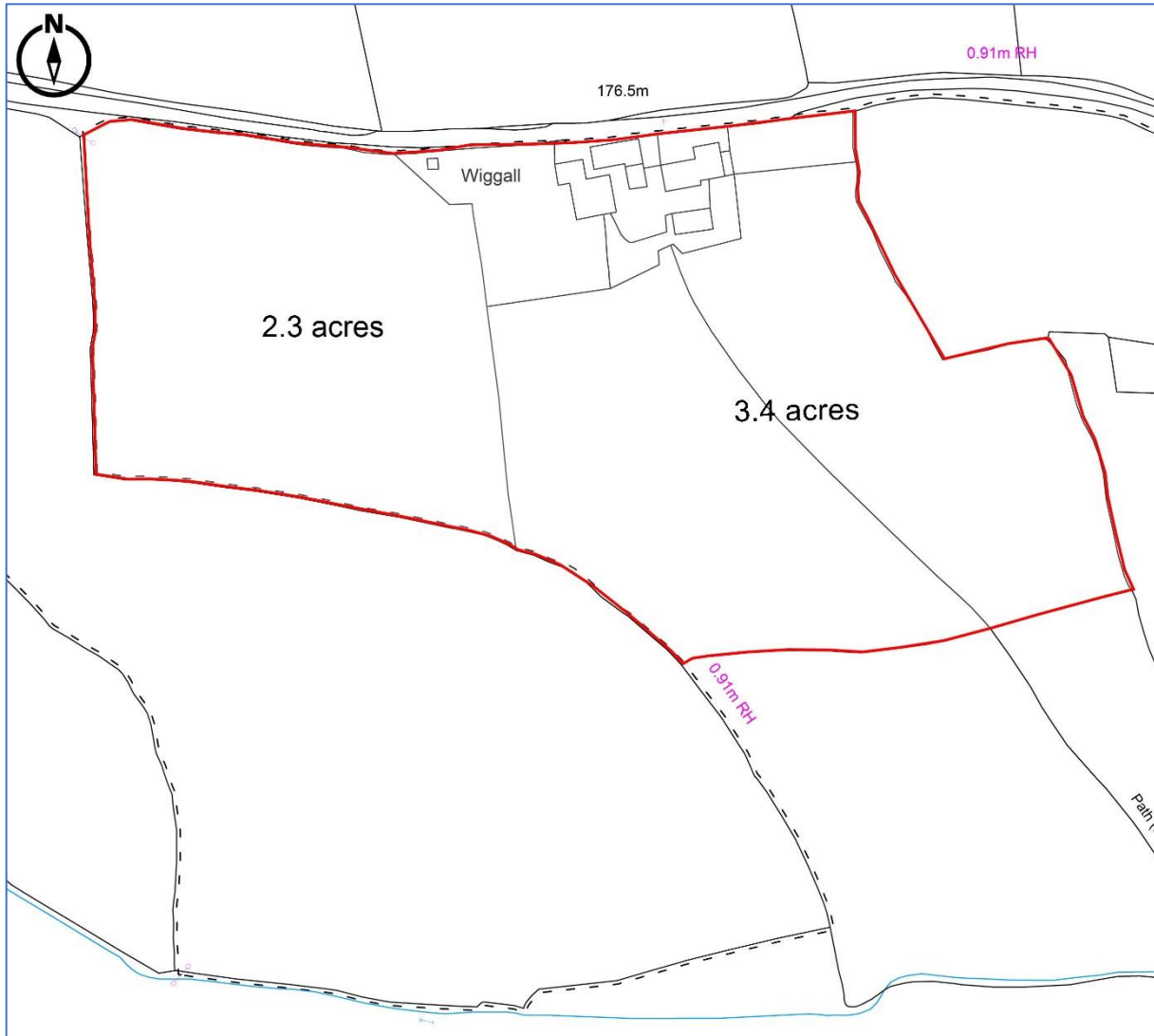
Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

Sunderlands

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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.