





SITUATION

St Weonards 3 miles, Ross-on-Wye 6 miles, Monmouth 7 miles, Hereford 14 miles, Ledbury 18 miles, Gloucester 24 miles, Newport 32 miles, Cheltenham 32 miles, Bristol 43 miles, Cardiff 44 miles.

Road Links: A40 3 miles, M50 (Ict 3) 8 miles.

Trains: Hereford, Ledbury, Gloucester and Newport (both fast trains to

International Airports: Bristol 60 miles, Cardiff 59 miles & Birmingham Airport 73 miles.

Manor Brook House is a delightful modern character property enjoying a private rural location in South Herefordshire, with far reaching views across open countryside towards Garway Hill and the Black Mountains. The property benefits from excellent communications links with the M5, M50, M42, M40 and M4 motorways all within easy reach providing access to the Midlands, London and the South.

- Large fully fitted farmhouse Kitchen/Breakfast room with an Aga.
- Master bedroom, Three further spacious double bedrooms and a large Family Bathroom.
- Spacious Living Room with woodburning stove, Dining Room/ Library & Home Office.
- Hallway, WC, Utility/Tack Room.
- Timber-built block of 8 Stables, plus a Foaling Box, Rug Room, Feed & Hav Stores.
- 4 bay open fronted Agricultural Barn.
- 25m x 40m Arena
- Orchard, large Vegetable Plot with polytunnel, fruit cages and potting shed.
- Ample parking for cars and horseboxes.

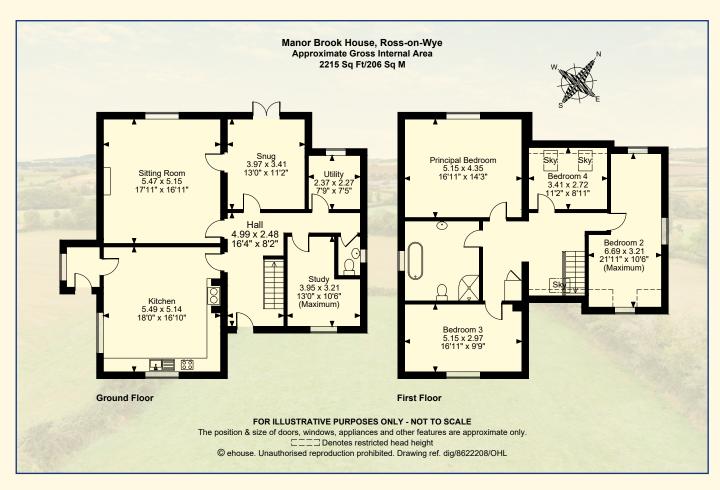
Gardens & Grounds of approx 10 Acres

Education Primary Schools are at Llangrove, Garway, Whitchurch and St Weonards, with Secondary at Monmouth Comprehensive and John Kyrle High School at Ross-on-Wye. There is an excellent selection of private schools in the area including Haberdashers Monmouth, Hereford Cathedral School, Howells at Cardiff, Kings Gloucester and Cheltenham College. For independent schools see www.isc.co.uk and for state school information see www.mylocalschool.wales.co.uk.

Local, Sporting & Recreational Llangarron Village has the Garron Centre, Village Hall and St Deinst Church, the very popular Garron Centre provides the community and repair shop cafe, quiz nights, yoga classes are amongst many social events, St Weonards and Woods of Whitchurch provide local general stores & post offices, with more comprehensive shopping, cultural and education facilities found in the market town of Ross-on-Wye, Monmouth, Hereford, Cheltenham and Cardiff.

The property is set within the Wye Valley Area of outstanding Natural Beauty that includes nearby The Royal Forest of Dean and Symonds Yat, with excellent walking, cycling, outriding, canoeing and rock climbing.

The region is renowned for its strong equestrian industry and the property is well located for many competition centres. Hartpury College Equestrian Centre, David Broome's Centre, Bromyard Equestrian, Aberhall Equestrian, Prestige and Hunters Equestrian. Horseracing is at Cheltenham, Chepstow, Hereford, Ludlow and Worcester. Pony Club is with South Hereford and Ross Harriers and Riding Club is with Hereford Riding Club. Local hunts include Ross Harriers and Monmouthshire.







MANOR BROOK HOUSE

The property is of red brick constructed under a tiled roof, offering spacious family accommodation arranged over 2 floors with a wealth of character features including exposed beams, stripped pine floors and internal doors, woodburning stove and an Aga and staircase leading to a spacious galleried landing.

Approached via a gated stone drive, the property is set back in its own private grounds with gravelled parking area for several vehicles to the side and easy to maintain gardens surrounding the house with established mature trees, shrubs and borders.

The front door entry leads into the spacious Entrance Hall with doors leading off to all the principal rooms and stairs to first floor. Spacious farmhouse Kitchen is fully fitted with Aga, oven & hob, dishwasher with tile floor and plenty of room for an 8 seater kitchen table, door leading to the rear porch with a back door with lobby space for coats and boots. The living room with woodburning stove and interconnecting door through to the dining room, currently used as a library. Dining room with patio doors out onto the rear garden with door back into hall, utility/tack room, cloakroom and good size home office, which could be used as a downstairs bedroom.

On the first floor the Master Bedroom has views across open countryside and three further good sized double bedrooms, a large family bathroom with a stand alone bath, shower and bespoke oak vanity unit, with spacious landing with airing cupboard housing the hot water tank, loft access and under eaves built in storage cupboard.

OUTSIDE

The garden is mainly laid to lawn with established trees, shrubs and borders surrounding the house. To the left of the house is the sand arena (25 m x 40 m) and from the main lawn through a rose arch is the orchard with apple, pear, Victoria plum, damson and cherry trees, with a wildflower area.

The stable yard is directly in front of you as you come up the drive which has 8 loose boxes plus a foaling box, fodder store, rug room and undercover storage for hay and bedding. Beyond this is the four bay open fronted agricultural barn with part concrete floor and electricity. Behind the barn is a very sheltered vegetable garden with a polytunnel, potting shed covered with a grape vine, sheltered patio area for bringing on seedlings, there is an established fruit cage of figs, kiwi, raspberry canes, blackcurrent and redcurrent bushes. Being so sheltered the vegetable plot is bordered with Apricot, Peach, Fig and Cherry trees.

Land: There is a paddock that lies along the drive directly in front of the house, the main field can be accessed from the drive or the road and has two automatic water troughs, there are a further two fields, one adjacent across the road and the other a short distance away.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.

2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has

