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Apartment 4, Bryngwyn Manor, Hereford, HR2 8EQ
Guide Price £299,950

Apartment 4 Bryngwyn Manor Hereford

ENJOY COUNTRYSIDE LIVING IN YOUR SUBSTANTIAL PART OF THIS IMPRESSIVE MANOR HOUSE.
Offered with NO ONWARD CHAIN is this beautifully appointed three bedroom first floor residence. The Historic Bryngwyn Manor benefits from many period features, well maintained and large communal gardens and two allocated parking spaces with further visitors spaces available.
BOOK YOUR VIEWING TODAY TO AVOID MISSING OUT.

- Apartment in a Converted Manor House
- 3 Bedrooms
- Large Drawing Room
- Countryside Views
- 2 Allocated Parking Spaces
- No Onward Chain
- Viewing Essential to Fully Appreciate the Property

Material Information

Guide Price £299,950
Tenure: Leasehold - Share of Freehold
Local Authority:
Council Tax: D
EPC: (null)

For more material information visit www.cobbamos.com

Energy Performance
Certificate not required
on Listed Buildings

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Bryngwyn Manor is a converted Grade II listed Gothic Manor House built in 1868. The development comprises 12 high-end, luxury apartments and 2 townhouses which are situated on each wing. Apartment 4 is situated on the first floor on the former manor house and has countryside views from both front and rear windows. This spacious property offers a flexible style of living as it's an ideal lock up and leave or perfect for working from home and the beautifully maintained grounds, building and parking area leave you free to enjoy life. Viewing is essential to see and understand all that this property has to offer.

Property Description

You enter through the main front door of the manor and are then into the impressive reception hall, there is a door to the rear for access to the gardens and washing line area, a beautiful and grand wooden staircase takes you to the first floor where your front door takes you into the apartment hallway that has the door entry phone system. Door into the kitchen/breakfast room with views to the front and the countryside beyond, wall and base units with wooden worktops and sink inset, Smeg range style cooker, space for washing machine, dishwasher and fridge/freezer, island unit that provides further storage and seating area. The drawing room has wonderful high ceilings with decorative cornice and windows with stylish fitted shutters to both front and side that also provide views over the Herefordshire countryside, door from here into bedroom three/home office. The main bathroom comprises of a bath with shower, toilet and vanity style wash hand basin. Bedroom two has a fitted double wardrobe and enjoys view to the rear of the property. Bedroom one has views to the side and benefits from an en-suite comprising of a large walk-in shower with rainwater style showerhead, toilet and vanity style wash hand basin. From this bedroom you access the utility/storeroom that has the boiler and space for a tumble dryer.

Garden & Parking

The property enjoys the use of extensive, mature communal gardens that are beautifully maintained and provide lawns, terraces and many seating areas with far reaching views over the Herefordshire countryside. Each property benefits from an area for a rotary washing line, garden shed (6ft X 5ft) and a 6ft X 6ft raised bed for growing your own vegetables or flowers.

The manor is approached via a sweeping driveway which leads you to the main house and the parking area to the front where the two allocated spaces for this property are numbered 7 & 8. There are also some visitors spaces available.

Location

The village of Wormelow offers a range of amenities including a village shop, village inn, cricket club and the popular Steiner Academy School is in the next village of Much Dewchurch. Hereford City Centre is approximately 6 miles away and to the south its approximately 6 miles to the charming market town of Ross-on-Wye and connection to the M50 motorway.

Services

Mains electric, water and drainage are connected and gas central heating from LPG gas cylinders that are metered from a communal supply.

Herefordshire Council Tax - Band D

Tenure - Leasehold with SHARE OF FREEHOLD.

Approximately 120 years left on the lease Ground Rent approximately £160 per annum Service Charge (to include building insurance and please ask Agent what else it includes) approximately £5,580 or £465.00 per month.

Pets welcome, you can have either one dog or a cat.

ALL OF THE ABOVE TO BE VERIFIED BY YOUR SOLICITOR.

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Proceed south from Hereford City on the A49 Ross Road, turn right signposted Wormelow. On entering the village of Wormelow, turn right opposite The Tump Inn and then immediate left into the entrance of Bryngwyn Manor.



