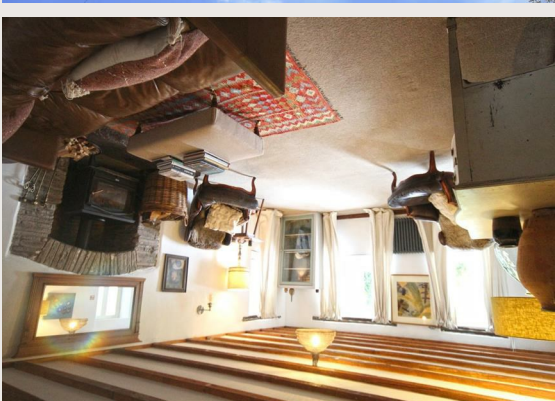




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LAND & NEW HOMES

Upper Brooks Farm, Hereford, HR2 0PF
Offers Over £650,000

Upper Brooks Farm Hereford

PERIOD FARMHOUSE WITH CHARACTER, Paddock AND BEAUTIFUL RURAL LOCATION.

A truly unique property, situated in the most glorious setting with countryside views. This beautiful five bedroom farmhouse sits in a quiet position close to the villages of Ewyas Harold and Longtown, ideal for families with Primary schools in both these villages and the school bus for Fairfields, collects at the end of the road. This home oozes original features in its four reception rooms and outside there is a detached double garage, ample parking and glorious gardens and attached paddock, overlooking farmers fields.

- Rural Period Property
- 5 Bedrooms
- 4 Reception Rooms
- 2 Bathrooms + Cloakroom
- Paddock & Garden with Rural Views
- Detached Double Garage
- Ample Driveway Parking
- Air Source Heat Pump

Material Information
Offers Over £650,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: E (50)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Introduction
If you are looking for rural living and a spacious, period property that has lots of character then look no further. From the moment you walk through the door your eyes are drawn in every direction as the property has a good layout and is presented very well, its definitely a property that has to be viewed to be fully appreciated. The outside offers good sized gardens, attached paddock, privacy and countryside views over fields where you will see sheep grazing. WERE LOOKING FORWARD TO SHOWING YOU AROUND, CALL 01432 266007 TO BOOK YOUR VIEWING.

Property Description
From the moment you enter the property you start to see the period features that show its history, the layout is quite practical and lends itself well to family living, firstly you have two receptions rooms, a snug with wood burning stove and the original bread oven, there is then a second sitting room again with a wood burning stove and both rooms have ceiling beams. The utility room has beautiful wooden units, a Belfast sink, space for the washing machine and a door to a courtyard patio area. From the inner hallway you have the dining room that also gives you access to the courtyard patio area and has exposed stone wall, door into cloakroom with toilet and wash hand basin. The kitchen/breakfast room has bespoke, handmade units, space for fridge/freezer, a Belfast sink and a stunning Aga. A door from the kitchen leads you into the main sitting room which has ceiling beams and a fireplace with a wood burning stove and thick slate hearth.

Upstairs the landing gives access to all five bedrooms and the two bathrooms, both have white suites, one is a three piece with bath, toilet and feature wash hand basin and the other is a four piece with a freestanding roll top bath, walk in shower, toilet and wash hand basin.

Gardens & Parking
The gardens are a particular feature of the property as they're of an irregular shape so have interest and are not overlooked so offer great privacy. You have a beautiful courtyard style seating area that leads out to the side where you'll find a wooden five bar gate that takes you into the paddock area. The gardens wrap around to the front where you overlook open countryside and have some lovely seating areas, flower beds and borders and selection of trees.

There is an impressive driveway with raised turning circle and leads you onto a detached double Oak framed garage with double opening doors and wood store to the side.

Location
The property is set in a lovely rural position approximately 15 miles South of Hereford and 10 miles North of Abergavenny. The nearby village of Ewyas Harold has a excellent array of facilities including: village store, fish and chip shop, butchers, public house, restaurant, doctors surgery, village primary school, vets and various other businesses. The area is surrounded by spectacular countryside with the Black Mountains and Golden Valley all within easy reach, so it is ideal for walkers and anyone who enjoys the outdoors.

Services
Air Source Heat Pump, mains electric is connected to the property, private water supply, and private drainage to a septic tank.

Herefordshire Council Tax Band - E

Tenure - Freehold

What3Words ///cosmic.indicate.dude

Broadband
The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 8 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast --Not available --Not available

Indoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Outdoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

The Money Laundering Regulations
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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

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.

Directions
Proceed out of Hereford on the A465 Abergavenny road. Turn right sign posted Rowelstone, and continue up the hill for four miles, driving through Rowelstone until reaching a No through road sign. Turn into this lane and continue for one mile until the property can be seen on the right hand side.

