



**The East Wing, Bryngwyn Manor, Hereford,
Herefordshire, HR2 8EQ**

Guide Price £795,000

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Situation

Bryngwyn Manor, a superb Victorian Gothic Manor House, is situated approximately 6 miles from Hereford, 10 miles from Ross on Wye and 11 miles from Monmouth. The property is also convenient to the M50, leading to the M5 and A40 dual carriage way link to the M4. Immediately adjacent to Bryngwyn Manor is Hunters Lodge a residential Carehome, with to the rear and side open countryside and far reaching views. Wormelow offers The Tump Public House/restaurant and a well equipped local store, church and regular bus service.

Description

Originally commissioned by Sir James Rankin, an international shipping and trade magnate who inherited the Bryngwyn estate; in 1868 he built himself in the words of the time 'a magnificent mansion delightfully situated and commanding one of the most extensive views in Herefordshire and perhaps one of the finest landscapes in England'. It was here, Sir James brought up his family, and became one of Herefords largest private benefactors.

During the war the army were stationed at Bryngwyn; indeed Italian POW's were housed there and worked on nearby farms and in the construction of the Church at Hoarwithy.

It is grade II listed and in recent years has been extensively and painstakingly restored retaining the fabulous original features including many marble columns, wooden doors and floors, stone archways, stained glass windows and gargoyles and now provides luxury apartment living in the central section with the East and West wings providing spacious beautifully appointed family homes with large private gardens.

The East wing itself offers spacious and luxuriously appointed accommodation with five bedrooms, including a ground floor bedroom suite. Beautiful views are available from all principal rooms over the private gardens, landscaped communal gardens and car parking area, towards The Black Mountains, Hereford and beyond.

The East Wing enjoys large private gardens which adjoin the main communal gardens to Bryngwyn Manor, with allocated car parking, garaging and several useful storage buildings.

In more details and with approximate measurements the property comprises:

Entrance vestibule

With glazed door to

Spacious Kitchen Breakfast Room

27'0" x 12'7"

Extensively fitted with a range of soft closing wall and base units, with marble work surfaces over, sink and drainer, tiled splash backs, integrated double oven, wine cooler and integrated fridge freezer. Island unit with induction hob, soft closing base units and extractor fan. This beautifully light kitchen has four sky light windows, under floor heating, spot lights to ceiling, and arch way to the sitting room with further doors to

Snug

14'9" x 11'1"

Two windows to front elevation and window to side. Radiator

Utility Room

11'5" x 7'4"

Fitted with a range of wooden wall and base units, with roll top work surfaces over, sink and drainer, central heating boiler, plumbing for washing machine, part tiling to walls, sky light window.

Study

11'5" x 8'5"

Window to front elevation, radiator and storage cupboard.

Office/Freezer Room

11'5" x 8'5"

Window to front elevation, radiator, Minton tile flooring.

WC

With low level WC and wash hand basin

Sitting Room

27'7" x 17'10"

A superb room with bi fold doors to the gardens, window to side elevation, gas fire place, under floor heating and door to

Bedroom Five

15'8" x 11'8"

Windows to rear elevation, fitted wardrobes, under floor heating.

Ensuite

With contemporary styled white suite comprising a Jacuzzi style bath, with shower over head, his and hers wash hand basin, extractor fan, low level W.C, fully tiled walls, ceiling spot lights and under floor heating.

Inner Hall

Accessed from the kitchen, with window to front elevation, radiator, stairs to

First Floor Landing

With sash window to front looking out over stunning far reaching views towards Hereford and beyond, two sash windows to rear. Inner hall and arch to

Bedroom One

14'9" x 12'9"

Sash window to front elevation which looks out over stunning far reaching views, radiator. Large walk in wardrobe and door to

Ensuite

Fitted with a contemporary white suite comprising bath and separate shower cubicle, wash hand basin, extractor fan, low level W.C, fully tiled walls, ceiling spot lights, heated towel rail.

Bedroom Two

12'7" x 10'5"

Sash window to front elevation, looking out over stunning far reaching views, radiator.

Bathroom

Fitted with contemporary white suite comprising shower cubicle, wash hand basin, extractor fan, low level W.C, ceiling spot lights, fully tiled walls, and heated towel rail.

Second Floor Landing

Two sash windows to rear elevation, and a sash window to front elevation which looks out over stunning far reaching views, two radiators and doors to

Bedroom Three

14'6" x 12'7"

Sash window to front elevation looking out over stunning far reaching views, radiator, small wardrobe cupboard. Door leading to

Ensuite

With contemporary white suite briefly comprising bath with mixer taps, separate

shower cubicle, wash hand basin, extractor fan, low level W.C, fully tiled walls, heated towel rail, ceiling spot lights

Bedroom Four

12'7" x 10'7"

Sash window to front elevation and loft hatch.

Shower Room

Fitted with a contemporary styled white suite, briefly comprising shower cubicle, wash hand basin, extractor fan, low level W.C, fully tiled walls, ceiling spot lighting, heated towel rail, and sky light to rear.

Outside



The gardens form a very special feature to the property being extensive, mainly lawned and comprising slabbed paved area perfect for entertaining, with steps leading down to the lawn and ornamental pond, mature shrubs and trees, with fencing to the borders, vegetable area and greenhouse.

Outbuildings

Garage 19' 2" x 9' 3" max (5.84m x 2.82m max) Up and over doors.

Outhouse 27' 3" x 11' 4" (8.31m x 3.45m) Window to front elevation.

Outbuilding One 24' 2" x 19' 2" (7.37m x 5.84m)

Outbuilding Two 11' 10" x 9' 3" (3.61m x 2.82m)

Allocated car parking spaces.

Local Authority

The Herefordshire Council Council Tax band TBC

Services and Service Charge

Mains electricity, private water and drainage, LPG. Service charge £333.83 per quarter which includes water, sewerage and building insurance. Please note it is the residents intention to connect Bryngwyn to mains sewerage in the future.



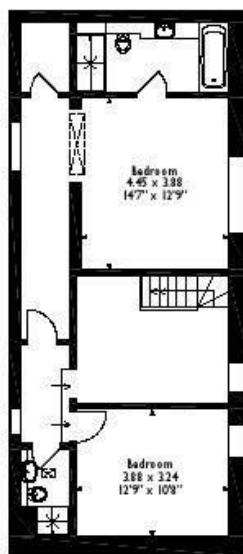
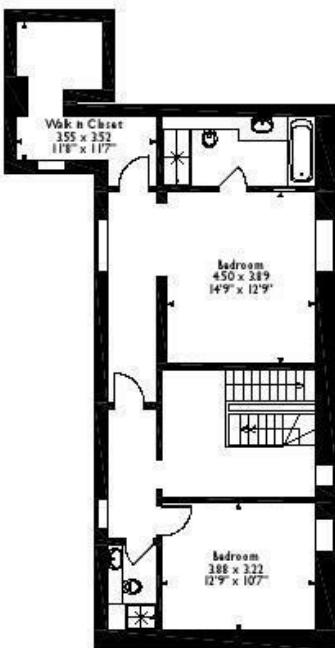
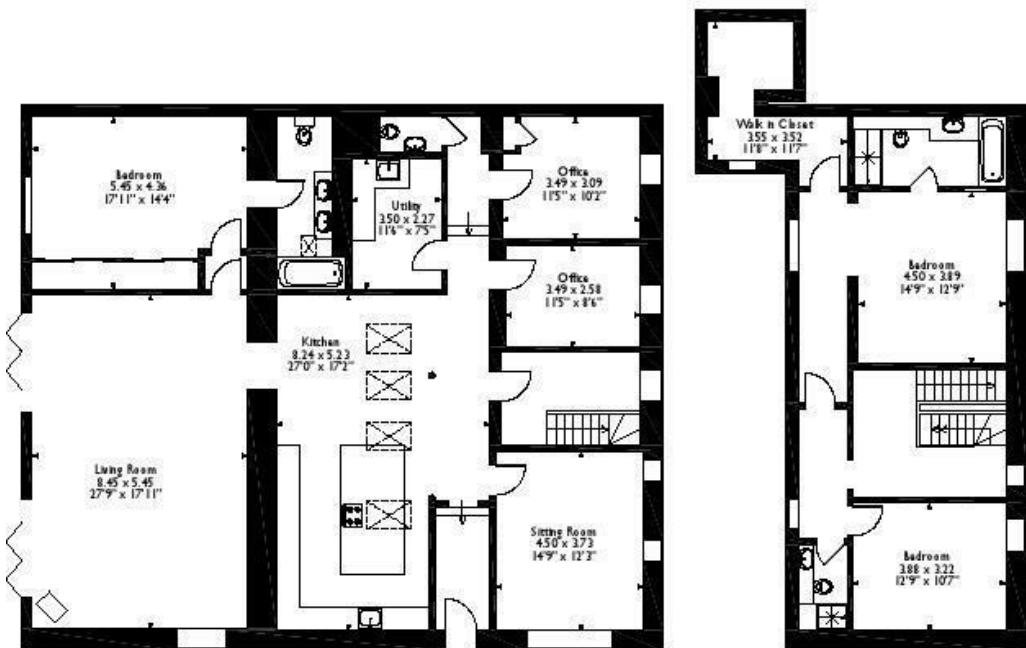
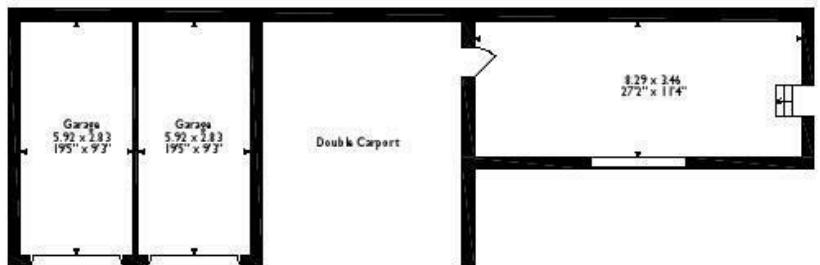
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Approximate Gross Internal Area

Main House = 345 Sq M/3707 Sq Ft

Garage = 34 Sq M/361 Sq Ft

Outbuilding = 29 Sq M/309 Sq Ft



Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





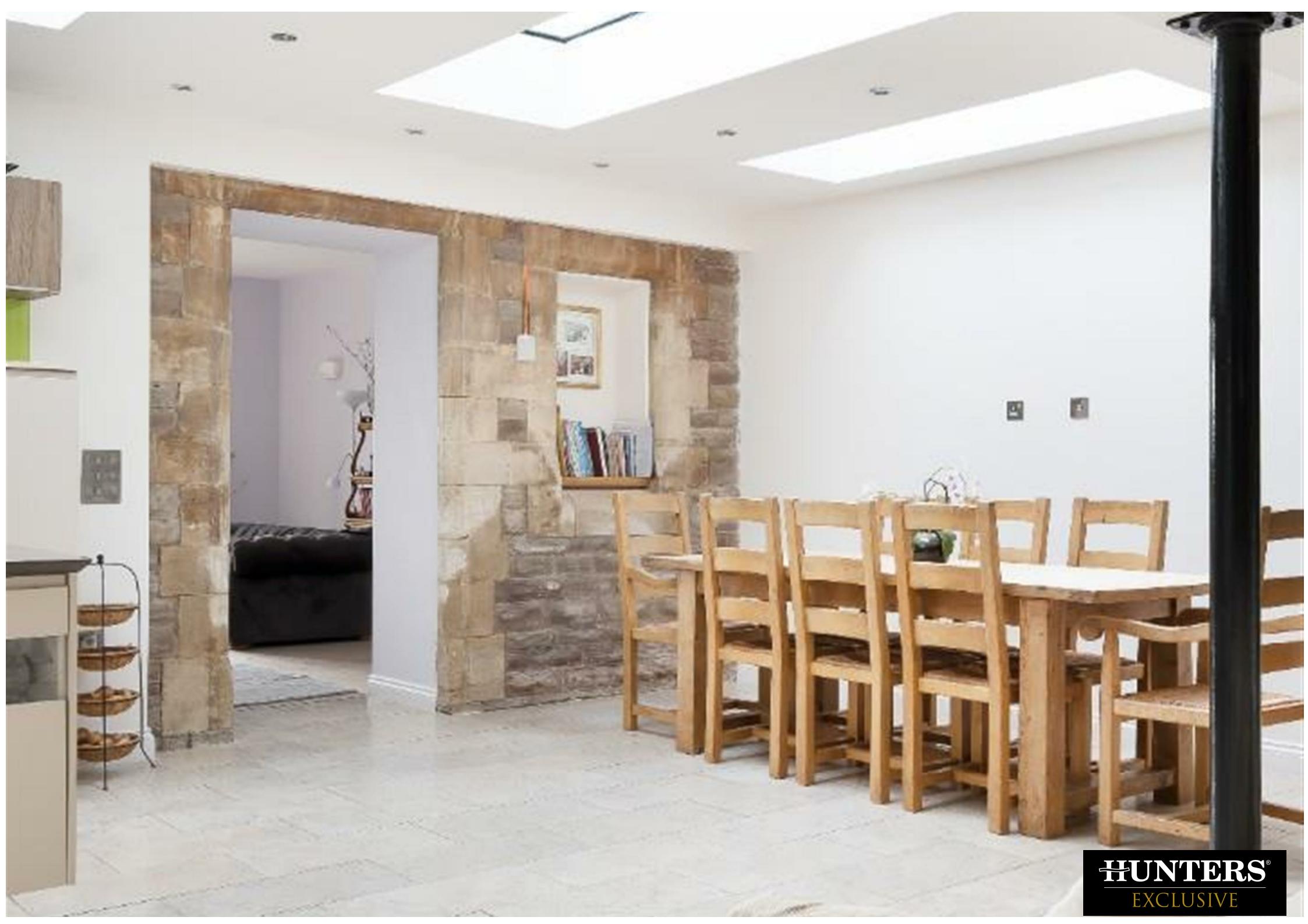
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From Hereford head south on the main A49, after three miles turn right just after Callow Hill onto the A466 signposted to Monmouth and Wormelow. On entering Wormelow, turn immediate right signposted Much Dewchurch and then immediately left onto the long driveway providing access to Bryngwyn Manor.



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