

THE MANOR

BURGHILL ♦ HEREFORDSHIRE





THE MANOR

BURGHILL ♦ HEREFORDSHIRE

An elegant house on the edge of the village with a wonderful garden and courtyard of traditional buildings and holiday accommodation

Main House

Hall ♦ Drawing Room ♦ Sitting Room ♦ Dining Room ♦ Study ♦ Rear Hall
Kitchen/Breakfast Room ♦ Utility Room ♦ Laundry Room ♦ Cellar

Principal Bedroom with Dressing Room and Bathroom
Four further bedrooms and three Bathrooms (one ensuite)

The Lodge

Open plan sitting room ♦ Kitchen ♦ Bedroom ♦ Bathroom ♦ Store room

The Cider Barn

Open plan sitting/dining room ♦ Kitchen ♦ Five Bedrooms
Four Bathrooms (three ensuite) ♦ Store room

The Events Barn

Seating capacity for 100 and Studio with office and shower room ♦ Separate Laundry Room

Planning Permission to extend the house

Formal Gardens ♦ Swimming Pool

In all about 1.4 acres

Hereford 3 miles ♦ Ledbury 18 miles ♦ M50 20 miles
(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.*





LOCATION

The village of Burghill lies north-west of the City of Hereford and is situated in some of Herefordshire's most stunning countryside. The market towns of Ledbury (18 miles) and Monmouth (22 miles) are readily accessible. The Norman church lies just across the field from the house. Choices of schools are extensive be it in Hereford or further afield towards Malvern and Cheltenham.

The City provides for every day needs with its magnificent Cathedral as well as excellent shopping facilities including a Waitrose, theatre and cinema.

The railway station lies on the Manchester/Cardiff line with direct trains to London Paddington. Sporting opportunities abound with numerous golf courses close by as well as fishing and canoeing on the River Wye and racing at Hereford and Ludlow.







FOR SALE

The listed Manor and its attractive courtyard group of buildings were once a hub of agricultural activity. Today this family house with its generous ancillary accommodation is beautifully presented with further accommodation having potential for holiday accommodation. Recent refurbishment has included a new kitchen and underfloor heating in the kitchen and main bathroom in the house, with the Cider Barn completely overhauled with new ensuite bathrooms and heating. Outside a summer house has been constructed with a spa and the garden relandscaped.

The gravel drive draws up to the front of the house as well as continuing around the courtyard linking back to the gated entrance. Stone steps lead up to the front door with its fanlight over. The Hall has a plastered ceiling and main staircase under which is a door to the cellar. To the left is the Drawing Room with its open fireplace and marbled surround and mantle and bay window. To the right is the Sitting Room with a magnificent moulded ceiling, fitted book shelves and wood burning stove set within a marbled surround and mantelpiece. Off the rear corridor is a cloakroom and side door as well as the Study and opens on to the pretty back Hall with the second staircase, corner fireplace, glazed doors to the terrace and lobby with the side door to the front of the house. The Dining Room has an elegant parquet floor and is close to the light, bright new Kitchen and Breakfast Room with fitted units including Aga, fridge freezer, microwave, electric oven, gas hob, bar, and French door to the terrace. The Utility and Laundry Rooms beyond are handy and convenient.

Off the main staircase on the top landing is a Bedroom with Dressing Room. The family bathroom and a guest bedroom with an ensuite bathroom is along the back landing with its second staircase. The principal bedroom has its own dressing room and bathroom.



On the top floor there is an ideal arrangement of rooms for children with two bedrooms, one with a sitting room, with access on to the roof terrace and a shower room.

THE LODGE, CIDER BARN AND EVENTS BARN

Situated on one side of the courtyard is a long stone and timber building converted into a self-contained one bedroomed cottage known as "The Lodge" and the Cider Barn which would possibly suit as a superb holiday Rental accommodating up to 18 people. The Lodge which adjoins the four car open sided garage, has accommodation principally on the first floor with an open plan sitting room, kitchen and dining area and mezzanine bedroom above. The bathroom and useful storeroom are on the ground floor.

The Cider Barn has three double bedrooms on the ground floor each with its own bathroom and one bedroom has a small bedroom off. On the first floor is a wonderful open plan sitting room and dining room with access to an external staircase. There is a fully fitted kitchen and a further two bedrooms (one on the top floor) and separate bathroom and wc.





The Events Barn is directly opposite the house across the garden and adjoins the Cider Barn, with between them a Studio (historically this has been let) and Laundry/Boiler Room. The Events Barn is a traditional timber framed building which can seat 100 people, but equally has other conversion potential if required.

THE GARDENS AND GROUNDS

At the front of the house the pleated yew hedge separates the house from the courtyard lawn. The terraced garden behind the house has stone steps up to the lawn topped either side by a rosemary hedge. The swimming pool is screened by beech hedging and links to The Cider Barn, which also has a stone terraced garden with a hot tub and a summer house incorporating a jacuzzi. A garden gate links on to the public footpath network and access to glorious walks.

SERVICES

Mains gas, electricity, water and drainage.

FIXTURES AND FITTINGS

Those mentioned in the sales particulars are included in the sale. Certain light fittings and curtains as well as the contents of the holiday accommodation are available by way of separate negotiations

DIRECTIONS (HR4 7RX)

From Hereford take the Tillington/Weobley road and fork right into the village of Burghill. In the centre of the village the house is on the left-hand side before the church.





**Approximate Gross Internal Floor Area
Main House 494 sq m (5,318 sq ft)
Additional buildings: 496 sq m (5,339 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



01568 720159

**Wall End Farm, Monkland
Leominster HR6 9DE**

jonathan@bengoughproperty.com

bengoughproperty.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Bengough in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Bengough nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated February 2022. Photographs dated 2021.





BENGOUGH