



THE HAYLOFT

BRINSOP ♦ HEREFORDSHIRE

THE HAYLOFT

BRINSOP COURT PARK
BRINSOP + HEREFORDSHIRE

A charming residential property within a range of traditional buildings next to an historic house and grounds

Hall + Open plan Kitchen and Living Room

Two double Bedrooms + Bathroom
Potential for further Bedroom and Shower room

Pretty Walled Garden + Communal Tennis court

Hereford 6 miles + Ross on Wye 22 miles
Hay on Wye 19 miles + Ludlow 24 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.



SITUATION

Brinsop Court, a rare, moated property with 14th century origins has a range of traditional buildings which were converted around 2003. Today there are 15 properties within this attractive setting, one of which is The Hayloft, surrounded by and enjoying stunning countryside, and within mature grounds. The City of Hereford with its magnificent cathedral is close by with a wide range of shops, theatre, railway station and a comprehensive choice of schools including the Hereford Cathedral school. For golfing enthusiasts, the Hereford Golf Club at Wormsley and the Burghill Valley Golf Club are both close by.

FOR SALE

The Hayloft is a comfortable "cottage" which, prior to development, was part of the Brinsop Court stables and grooms' accommodation. The property is part of a courtyard of three residential dwellings. It looks out across its own walled garden towards the lake and moat of Brinsop Court. There is parking for two cars by the front door and further parking is available. The front door leads into a hall. The Kitchen, which is fully fitted, opens out into the Living Room. This makes for an attractive, open planned space with beautiful stone flooring throughout the whole area. The Living Room has a high vaulted ceiling with french doors leading onto a flagstone terrace, and out into the garden. From the Living Room there is a staircase leading to an attic space currently used for storage. Here, there is scope to create a further bedroom, if required, with an existing dormer window and a cupboard beyond which could become a shower room.

The Hallway leads down to the second Bedroom, the Bathroom and the main Bedroom, which has a vaulted ceiling. The property is double glazed throughout.

The property is freehold.



GARDEN AND GROUNDS

On the east side of The Hayloft is the attractive garden bordered by a stone wall on two sides. It has stone terracing and a wrought iron side gate to the north of the property.

The communal grounds of Brinsop Court Park include a Tennis court, which has recently been upgraded.

SERVICES

Mains water and electricity. Oil fired central heating with HIVE thermostatic remote control system, with internet connection (enabling the heating to be adjusted remotely by an app). Shared drainage. Service charge £25 pcm. Fast fibre optic broadband connection.

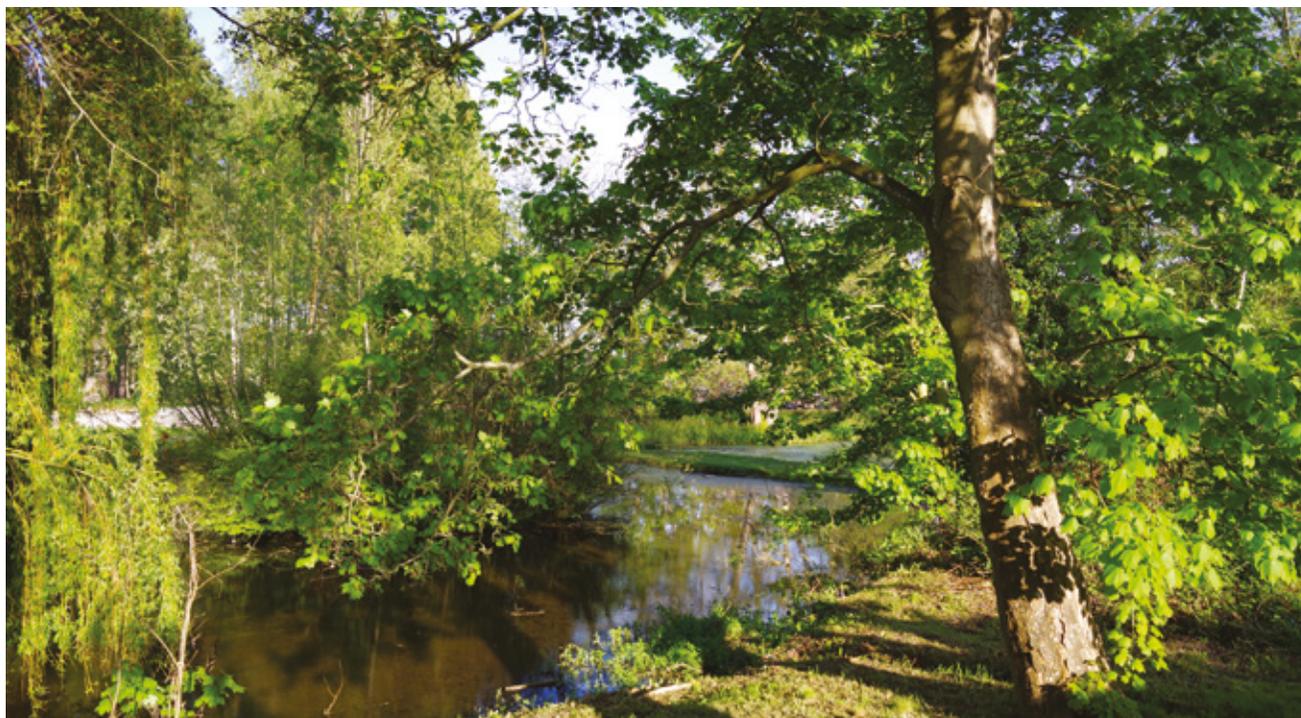
FIXTURES AND FITTINGS

With some exceptions, the contents of the property, including light fittings and curtains, are available by way of separate negotiation.

DIRECTIONS (HR4 7AX)

Take the A438 out of Hereford, turning right onto the A480 through Credenhill, beyond which turn right to Brinsop. The entrance to Brinsop Court is on the right after about one mile. Enter through stone pillars over the cattle grid, immediately take the left fork, drive over a second cattle grid and take first right, turning into the courtyard with The Hayloft on your left.

what3words trackers.juicy.pebbles



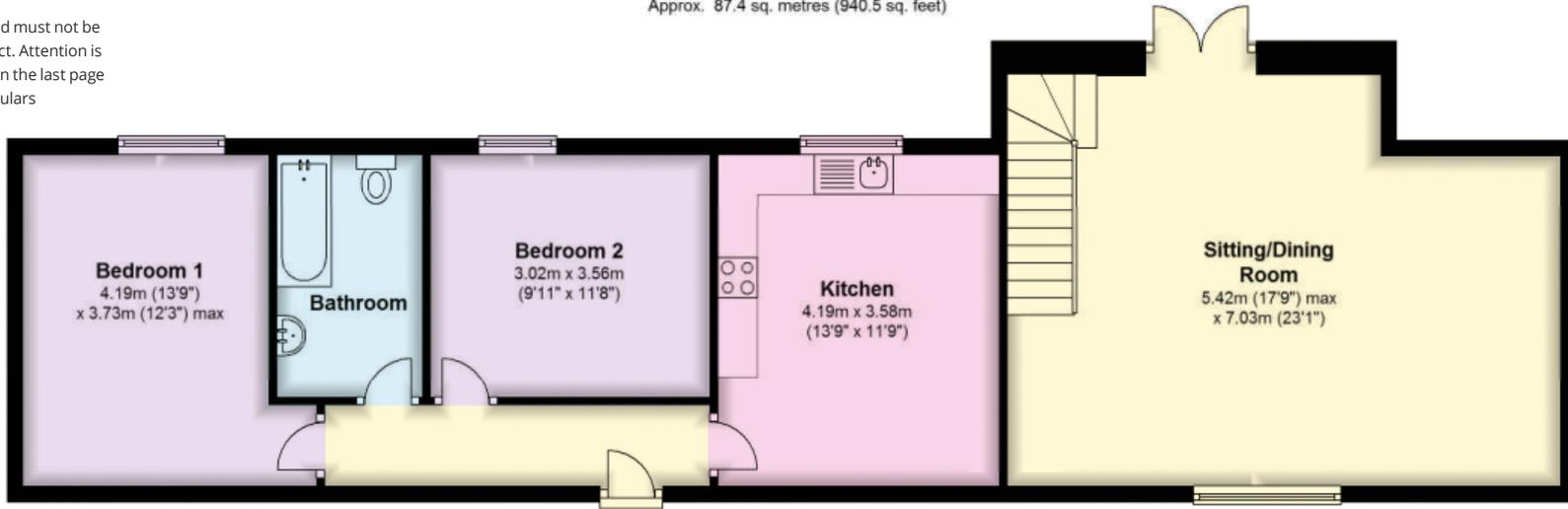
**Approximate Gross Internal
Floor Area
121.7 sq m (1310.2sq ft)**

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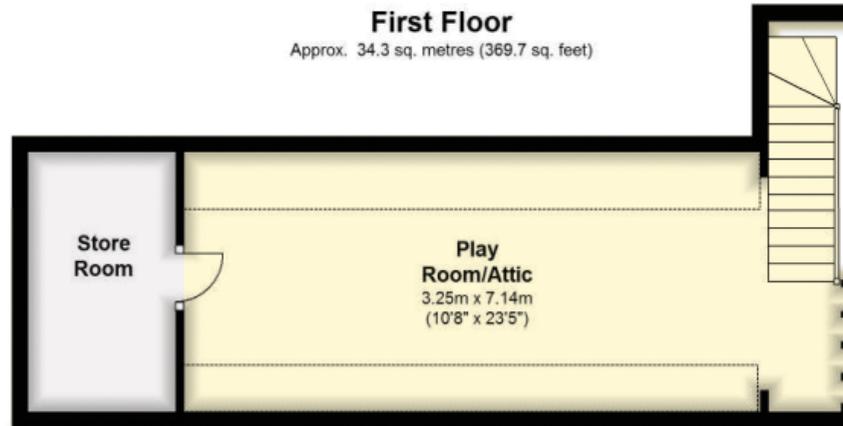
Ground Floor

Approx. 87.4 sq. metres (940.5 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



01568 720159

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

jonathan@bengoughproperty.com

bengoughproperty.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			57
(55-68) D			
(39-54) E			
(21-38) F			Not energy efficient - higher running costs
(1-20) G			



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