

Wellbrook Grange Peterchurch, HR2 0SF
Guide Price £1,225,000



Character & Country
PROPERTY SPECIALISTS



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A beautifully upgraded country home set within lovely landscaped gardens with workshop, gym and stunning stone barn with potential for conversion (subject to PP); in all circa 5.5 acres TBV including two flat and gently sloping paddocks. A wonderful lifestyle opportunity in an idyllic setting.

SITUATION AND DESCRIPTION

Wellbrook Grange sits on the edge of Peterchurch village in the heart of Herefordshire's famed Golden Valley, some of the prettiest countryside in Britain. Peterchurch has a thriving community with a village hall, post office, shop, surgery, pubs and a good primary and excellent secondary school. The Cathedral city of Hereford with its extensive recreational, educational (including Hereford Cathedral School) and shopping facilities is approx. 12 miles, Hay-on-Wye, famous for its bookshops and The Hay Festival approx. 10 miles. Abergavenny has excellent rail links to Newport and London Paddington and is around 20 miles distant.

The area is renowned for its leisure and recreational facilities and there are many beautiful walks and rides through the surrounding countryside with stunning views.

This substantial former barn, converted in the mid-1990s, offers flexible and spacious accommodation ideal for families, home working, or multigenerational living. The gardens and grounds are exceptional, lovingly designed by the current owner, an avid gardener, to provide year-round colour, a haven for wildlife, and scope for self-sufficiency. The outbuildings, gym and party barn offer fantastic lifestyle and income possibilities, with further scope to convert the stone barn (subject to planning).

THE PROPERTY

The home has been comprehensively improved by the current vendors. Double glazing has been replaced to the front of the house, two new bathrooms installed, and the kitchen re-fitted with quality units, an Everhot cooker and totally unique and eye catching Hereford granite worktops.

Throughout the home there is oak joinery, deep windowsills, exposed timbers, and a wonderful balance of character and functionality. The accommodation includes five bedrooms (all en suite), multiple reception rooms, and a single-storey wing ideal for annexe or guest use.

The party barn is a real showpiece, transformed from a former Dutch barn into a covered entertaining space with lighting reclaimed from the Old Hereford Bridge, a 100-year-old seed spreader turned bar, a repurposed West Midlands electric drum table, and a hot tub included

within the sale.

A gym with soft flooring and heating sits at the end of the single-storey section. The extensive workshop has a new roof (2019) and rewiring, and is immediately adjoining and attached to the open-fronted stone barn currently providing garaging and storage. Both have great potential for conversion subject to obtaining any necessary consents.

In greater detail the property comprises –

ENTRANCE HALL

With stone floor, stairs to first floor. Doors off to

MASTER BEDROOM SUITE

With windows to front, rear and side elevations, and double doors onto the garden. Includes a

DRESSING ROOM

Fitted with wardrobes and a feature stained glass window. Lovely deep windowsills and brick ledges, with heavy ceiling timbers and

FULLY FITTED SHOWER

With double-size shower, pedestal wash hand basin, and low-level WC.

BEDROOM TWO

With views over the garden and

EN SUITE BATH AND SHOWER ROOM

SNUG

With extensive book shelving, three windows to the front elevation, and access door to the single-storey section of the building, which could be a potential annexe. This section currently offers accommodation including a lobby, utility, and further en-suite bedrooms.

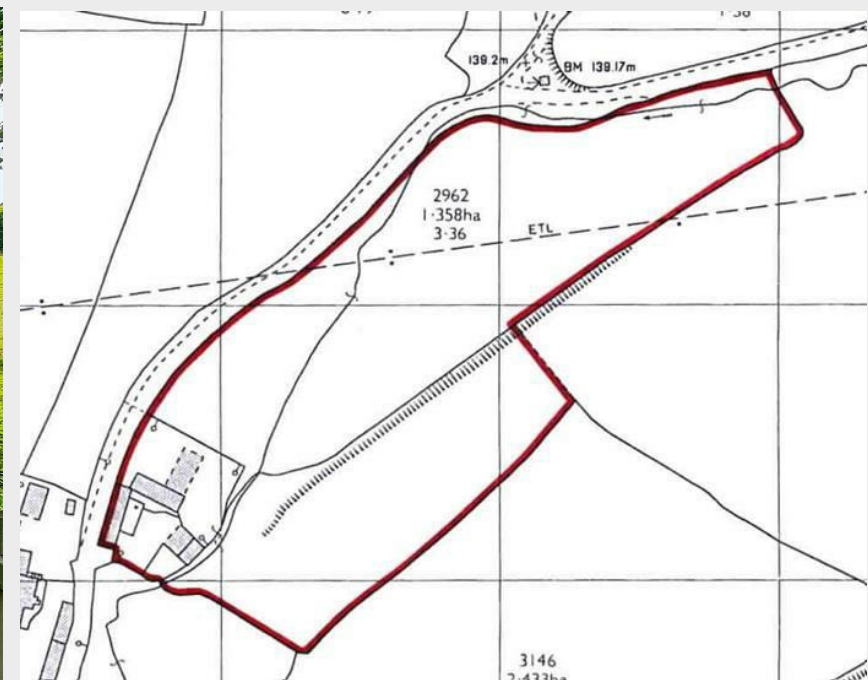
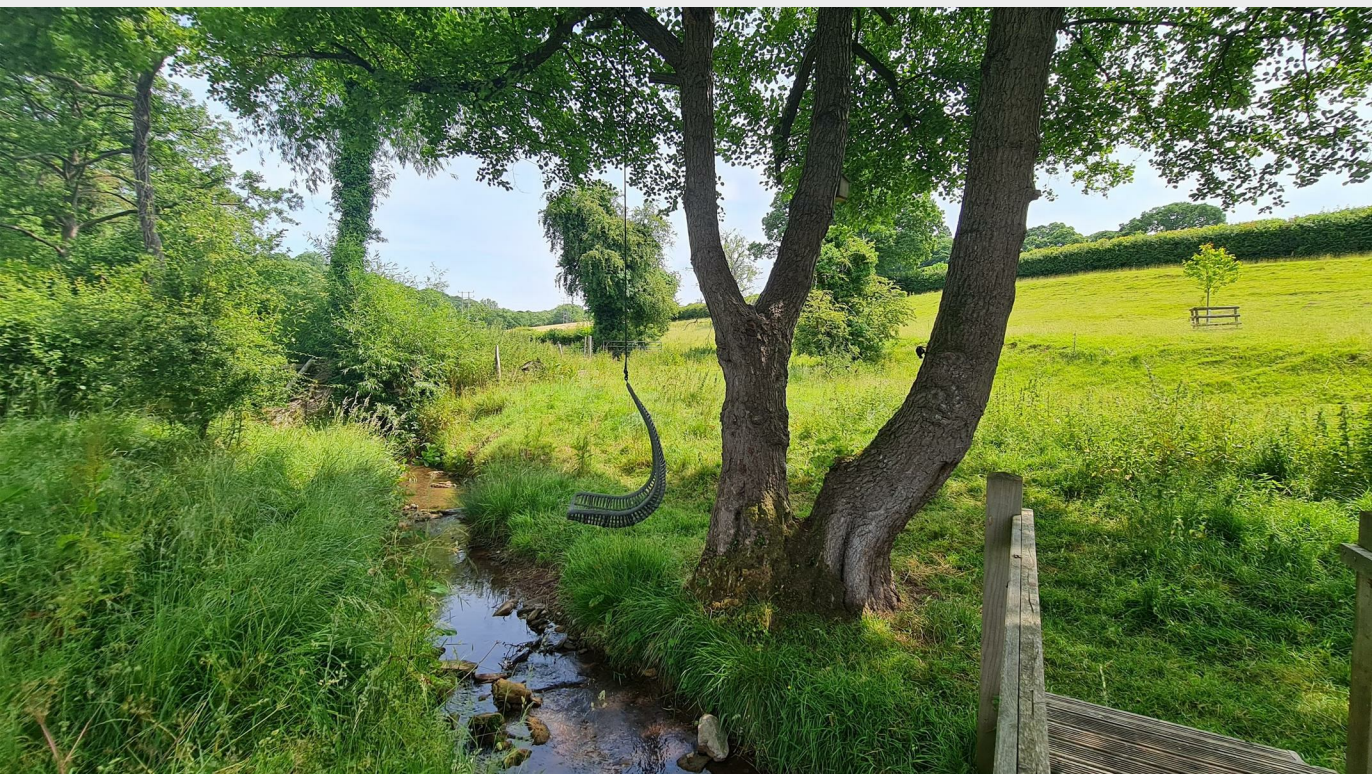
LOBBY

With flagstone floor.

HALLWAY

With a beautiful cloister effect, with rooms off. Airing cupboard.













UTILITY

With space and plumbing for automatic washing machine and tumble dryer. Stainless steel sink unit with mixer tap over.

BEDROOM 3

with ceiling timbers, and a feature window with stained glass and leaded detail.

EN SUITE BATHROOM

BEDROOM 4

with

EN SUITE SHOWER ROOM

BEDROOM 5

with

EN SUITE SHOWER ROOM

REAR LOBBY

Accessed from the main entrance hall, with door to garden. Houses the Grant central heating boiler. Provides direct access into the garden and the party barn. Door off to

WC

With low-level WC with wash hand basin and cupboards.

RECEPTION LANDING/READING ROOM

With windows to the front elevation and double doors leading into

SUPERB SITTING ROOM

With five windows, strip wood floor, extensive timbering, Defiant Encore wood-burning stove set in a stone hearth, and concealed radiators.

WC

Accessed from the reception landing / reading room, with low-level WC and airing cupboard.

KITCHEN BREAKFAST ROOM

Beautifully and comprehensively fitted with a range of wall and base units incorporating stainless steel Innova sink unit with mixer tap over. Hereford granite work surface spaces. Stunning Everhot range cooker in a beautiful teal colour with extractor over featuring both induction and hot plates.

LARGE WALK-IN PANTRY

Completely shelved throughout.

DINING ROOM

With windows to the front and side elevations.



OUTSIDE

The property is approached from the council maintained roadway across a gravelled drive and parking courtyard with buildings arranged attractively to three sides. There is a bridge and field gate access to the pasture paddocks and a further gated access to the formal gardens.

The gardens really are a standout feature, approximately half an acre in size, designed and planted by the vendor for year-round colour, structure, and variety. They lie to the north and east of the property enjoying day-long sunshine and comprise lawned gardens with fruit trees, flower beds and borders with many rare and unusual plants, described in more details below . There is a pedestrian bridge across the stream leading to a further seating area and the pasture paddocks beyond.

Beyond the formal gardens is approximately one acre of wilding field with paths cut through and a focus on biodiversity. No chemicals have been used, making it a true haven for wildlife. Within this wilding field is a fully fenced vegetable patch and greenhouse and various feature seating areas.

The remaining land comprises two pasture enclosures, one flat and one gently sloping. Both have field gates and stream water access, making them ideal for livestock. There is also a field gate between the two paddocks. A local farmer currently grazes sheep on these enclosures, though there is no formal agreement in place, and no public footpaths cross the land.

On the upper slopes of the rear paddock, a lovely seating area has been created, with trees planted and a rustic bench and table to enjoy evening sunsets and views towards the Black Mountains, Welsh Hills and beyond.

There are three bridge access points to the paddocks: a vehicular bridge adjacent to the workshop, a pedestrian bridge from the landscaped gardens, and a wider bridge from the wildflower meadow.



AN AVID GARDENERS DELIGHT!
Wellbrook Grange is ultimately a real plant lovers garden. The current owner, an avid gardener, has collected a huge array of plants and trees over the past eight years and created a wide variety of borders in addition to creating the rewilding field, the latter planted with many native trees and some young Silver Birches, including the multi stemmed 'Snow Queen' and 'Silver Shadow,' alongside Alamanchiers, numerous Cornus trees , a stunning Liquid Amber tree in the centre of the field which is unrivalled for it's Autumn colour, a Paul's Scarlett Hawthorn (a vibrant Magenta in spring), Acers, etc.

From Prairie style, planting at the front of the house to a secluded and tranquil Japanese corner in the rear garden bordering the brook (filled with a vast array of mature Japanese Acers), there is something of interest in every corner and garden bed. There's a large, romantic, cottage garden style bed filled with roses and perennials in the middle of the rear garden but don't miss the beautifully shaded Woodland bed as you pull into the driveway - this is alight with snowdrops in late Winter and followed by a mass of Primula Vulgaris in early Spring, accompanied by the stunning flowers of several Magnolia Stellata. The south facing beds at the front of the house are filled with drought tolerant planting and are at their best in the heat of Summer.

The old damson and apple trees in the rear garden with their gnarly beauty accompany a lovely Medlar, one of the oldest types of orchard trees with fabulous, quince type fruit, which make a delicious chutney after they have been blet. The grasses bed behind the mini orchard is filled with Japanese Anemones amongst many other beautiful Summer flowering perennials and an array of towering grasses, with a striking blue Iris taking centre stage early Summer.

SERVICES
Mains electricity. Private water from Peterchurch Water Supply Company. Mains drainage. Welsh Water. Oil-fired central heating via Grant boiler. Broadband available.

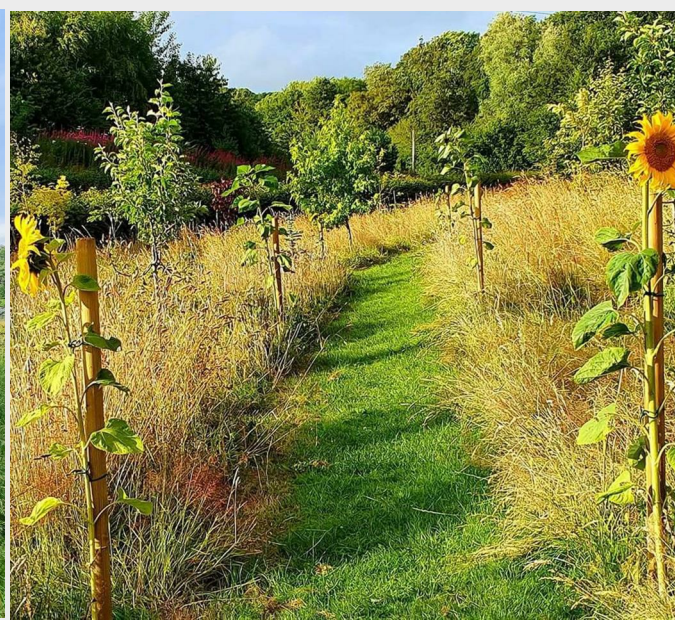
AGENT'S NOTE
The ride-on lawn mower is also available if required.

VIEWINGS
Strictly by appointment with the Agents.

DIRECTIONS
From Hereford and the east take the B4348 to Peterchurch. On entering the village take the first right signed Stockley Hill and continue for about 400 yards where the property is last on the right.

WHAT3WORDS
Beaker.orders.tightest







Character & Country

PROPERTY SPECIALISTS

Wellbrook Grange, Peterchurch, Hereford, HR2

Approximate Area = 2311 sq ft / 214.6 sq m

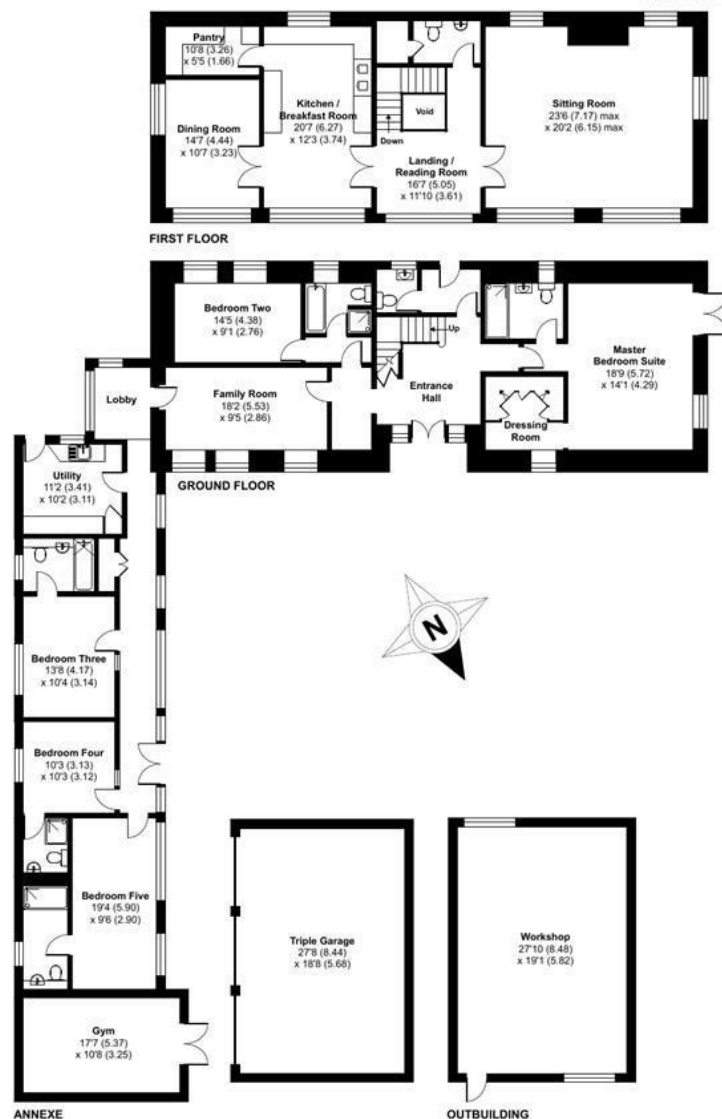
Annexe = 975 sq ft / 90.5 sq m

Garage = 516 sq ft / 47.9 sq m

Outbuilding = 533 sq ft / 49.5 sq m

Total = 4335 sq ft / 402.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Character & Country. REF: 1302468

5 Bridge Street

Hereford

Herefordshire

HR4 9DF

01432 278278

hereford@characterandcountry.co.uk

www.characterandcountry.co.uk

- Beautifully converted and upgraded flexible accommodation with ground floor annexe potential/multi generational living
- Edge of village position with lovely views, countryside walks from the door and amenities on hand
- Detached stone barn currently offering garaging with potential to convert to additional living accommodation subject to PP
- Former Dutch barn now a superb covered entertaining space with bar, hot tub and even the original reclaimed Hereford Old Bridge lighting!
- Extensive upgraded, re-wired and re-roofed workshop. Gym
- Beautifully landscaped gardens, approx. half an acre with planting giving year round interest and colour
- Approx. 5.5 acres in total, including two pasture paddocks with pretty stream providing natural water source for livestock
- One-acre approx wildflower meadow with paths, seating areas and fenced veg plot
- Elevated seating area to top enclosure with beautiful far reaching views towards the Black Mountains and Welsh Hills
- Easy access to Hay-on-Wye, Hereford, Abergavenny and within the renowned Fairfields School catchment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		