

**Brook House, Upper Sapey, WR6
£435,000, Freehold**

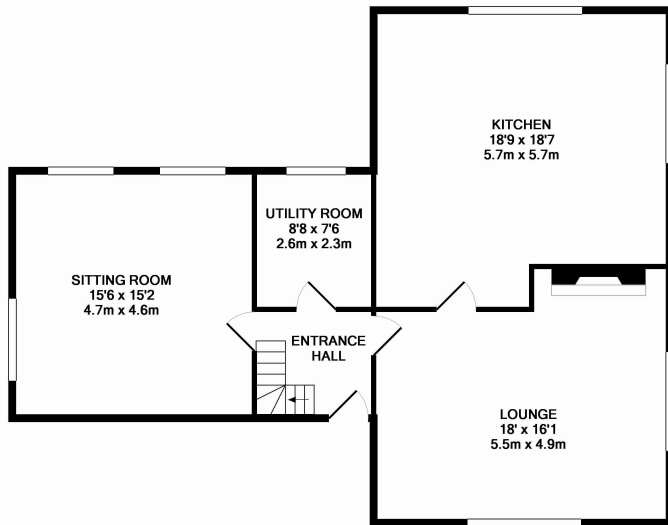


This Grade II listed former farmhouse, set amidst beautiful rolling countryside, has six double bedrooms and a large wrap around country garden complete with a productive vegetable patch. The property boasts numerous beams, a large inglenook fireplace, and accommodation arranged over three floors.

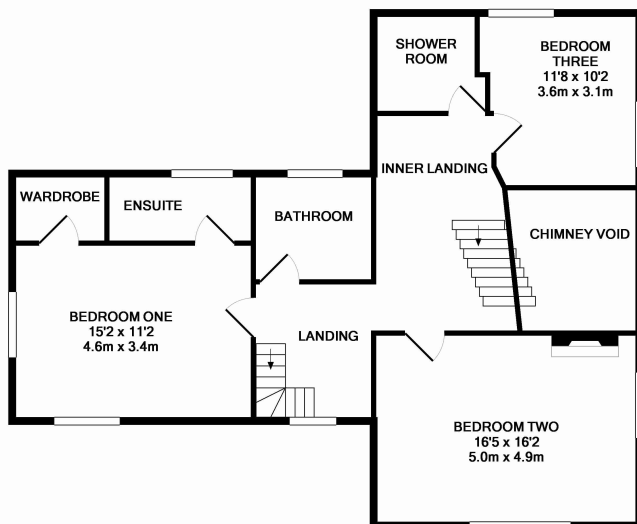




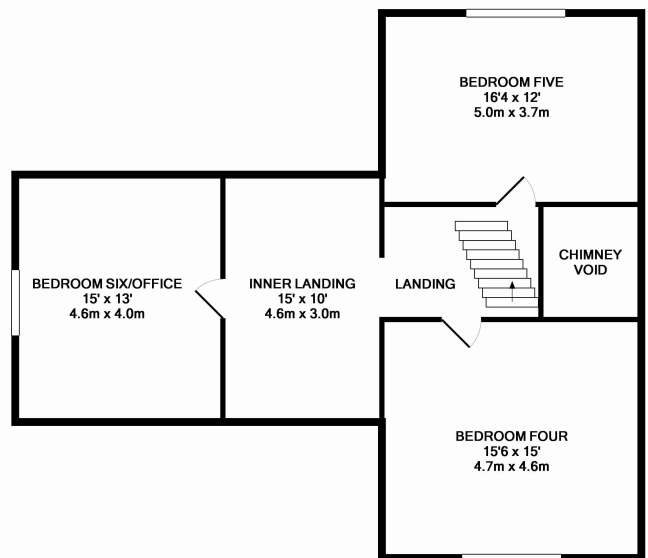
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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Long Description

Brook House is a former farmhouse situated in the small hamlet of Upper Sapey which provides a quiet, safe, rural environment - yet within 30 mins of the M5 and Worcester City and just 40 minutes from Hereford. The local market towns of Bromyard and Tenbury Wells are also nearby for most day to day needs.

Upper Sapey has a village hall, cricket club, church, and the prestigious Sapey Golf Club. It also hosts the Sapey Horse Trials.

The house sits in a garden of approx. 0.4 acre, (which is intersected by the Sapey Brook), which is a magnet for wildlife, including muntjac deer, the occasional trout, dragonflies, kingfishers, herons and woodpeckers. The house is secluded by trees along the boundaries.

Brook House has been the subject of modernisation over recent years including the installation of 3 new bathrooms. Planning permission has been granted for a two bay garage, with room over.

It is priced competitively to allow room for further improvements and development.

This large three storey country house features six double bedrooms, two large reception rooms, breakfast kitchen, utility with downstairs WC, large landings and inner landing spaces on both the first and second floors.

Ground Floor

Kitchen 5.66m x 5.72m (18'7" x 18'9")

Large country farmhouse style kitchen with double aspect, has hand painted floor and wall units, a butler sink with slate drainer and an additional small hand wash basin. Extractor fan, new (July 2014) Worcester Bosch Oil fired Combi Boiler, vintage style radiator, door to lounge and stable door to rear garden.

Utility Room 2.28m x 2.64m (7'6" x 8'8")

Window, radiator, basin and toilet.

Lounge 5.49m x 4.89m (18'0" x 16'1")

Triple aspect lounge has very large inglenook fireplace with villager stove. TV aerial point, modern style double radiator, and doors to kitchen and hallway.

Sitting Room 4.72m x 4.62m (15'6" x 15'2")

Triple aspect with double radiator.

First Floor

Bedroom One 4.62m x 3.4m (15'2" x 11'2")

Master bedroom with en-suite and walk in wardrobe, has double aspect and stripped oak beams. TV aerial socket, modern style radiator and door to landing.

En Suite

Features brand new suite with shower, bath and counter top basin, window to rear and radiator.

Bedroom Two 4.93m x 5.0m (16'2" x 16'5")

Currently used as the master bedroom this large room has double aspect, fitted wardrobe and original wide plank floorboards. Vintage style radiator and inglenook fireplace.

Bedroom Three 3.6m x 3.1m (11'8" x 10'2")

Double aspect bedroom with modern style double radiator. Beamed ceiling and door to inner landing.

Bathroom

Bathroom features original stripped oak beams and new oak floor. The bathroom suite comprises cast iron slipper bath, Victorian style basin and low level flush WC. Towel radiator, window to rear and door

to landing.

Shower Room

Slate tiled floor, shower cabin, back to the wall toilet and basin set into vanity unit. Door to inner landing.

Second Floor

Bedroom Four 4.7m x 4.6m (15'6" x 15')

Top floor bedroom with sloping ceilings, has fitted wardrobe and under eaves cupboards. Radiator and door to top floor landing.

Bedroom Five 3.7m x 5m (12' x 16'4")

Sloping ceilings, fitted wardrobe, under eaves cupboards, window and radiator.

Bedroom Six/Office 4m x 4.6m (13' x 15')

Currently used as an office. Telephone point for both telephone and broadband and modern style single radiator.

Inner landing on top floor 4.57m x 3.04m (15ft x 10ft) (into eaves)

Currently used as second TV/snug area, with TV aerial point.

Garden

The garden of approx 0.4 acres, is intersected by the pretty Sapey Brook, and is laid mainly to lawn with patio, retaining walls and steps to higher level. There is also a large timber workshop, a smaller shed and covered wood store.

The front garden has a productive vegetable plot, and potting shed.

Planning permission has been granted, for the demolition of an old railway goods carriage, to be replaced with a 2 bay garage with room over. There is ample space for car parking.

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Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

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