

# BROOK HOUSE FARM

£1,250,000



“A beautifully-restored, grand country residence”

Kimbolton, Herefordshire

Turn into a private entrance, along a sweeping driveway flanked by lawns and trees to arrive at Brook House Farm: a stunning, extensive, Grade II country residence set in over 3.5 acres of grounds. With an array of outbuildings including a former granary and self-contained annex, this property defines grand, countryside living.

- Quintessential countryside living
- Stunning character throughout
- Versatile accommodation
- Extensive outbuildings
- Over 3.5 acres of grounds
- Ground-source, air-source and solar
- Quad-bay carport/ garage with annex above
- Surrounded by countryside





Every care and effort has been invested in refurbishing this immaculate farmhouse, from flooring and joinery choices, through to glazing, wiring, fixtures, fittings and extensions. Most impressive of all, the vendors have brought the property right up to date with the hot water and underfloor heating throughout provided by the inclusion of ground source and companion air source, solar and grey water technologies: green credentials of which any new build would be proud.

Character and a sense of grandeur is immediately obvious when entering the reception hall; from here doors lead off to a study, the sitting room, stairs up to the first floor and a useful utility area and cloakroom. The beautiful sitting room is large with good, square proportions, exposed timbers and a woodburning stove, beneath a feature stone fireplace with a timber mantel. This room opens directly onto the pretty oak sunroom which has floor to ceiling glazing, exposed timbers overhead and double doors opening out into the garden. This is a lovely space in which to enjoy the morning sun with a coffee whilst taking in the surrounding garden.

The aspirational kitchen sits in the middle of the home and features beautiful, bespoke Russell-Alexander cabinetry and a large centre island around which all activity takes place. There is a large, triple-door, American-style fridge-freezer, double range cooker, two pretty window seats overlooking the garden and a great breakfast bar on which to perch for a chat. A second set of stairs leads to the first floor and a pretty stained-glass door leads into the garden.

Next to the kitchen is the second reception room with its vaulted timber ceiling, currently used as a dedicated cinema room - fully wired for power and surround sound - as well as a cosy gas log burner to complete the room; it's hard to imagine a better space in which to enjoy a bowl of popcorn.

On the first floor, a full-length landing runs through the property to connect all of the rooms and offers enough space to accommodate an additional study area. To one side, there are two large, double bedrooms, replete with character and exposed timbers - these are served by a light and airy family bathroom with a free-standing, roll-top bath, separate shower enclosure, WC and wash hand basin. To the other side of the building sits the beautiful guest suite, with its full-height, vaulted ceiling and attendant en suite featuring a slipper bath and separate shower enclosure. The master suite occupies the entire second floor with a large, central dressing area featuring floor-set mood lighting, and the mother-of-all fairytale bedrooms where the full extent and quality of this building's renovation is revealed, with an extensive array of exposed beams creating a spacious and stylish space in which to lay your head. The large en suite sits across to the other side of the dressing room.







**Outside:** the property's private location is approached via a sweeping private driveway which passes the outbuildings en route to the garaging. There is a quadruple-bay garage (including electric car charging points) - with three open bays and one further bay, secured with barn doors. This building also has stepped access to an annex above, with two bedrooms and a large shower room - perfect for visiting guests or even to generate an income as guest accommodation. A beautiful, two-floor, detached stone granary is nestled to the side of the main property - ripe for conversion with accommodation or business potential (subject to planning). There are also two, further, very generous barns/ workshops - ideal for storage, storing cars and equipment, hobbies, crafting, stabling or, with consent, business premises or conversion.

The grounds which surround the property run to in excess of 3.5 acres (TBV by buyer's solicitor), these are mostly grass meadow with newly-planted trees and with a pretty woodland path along the brook. There are cottage-style gardens closer to the property with an intimate inner-garden directly surrounding the sunroom - the perfect spot to sit and enjoy evening drinks and summer barbecues.

**At a glance:**

- Bedrooms: 4 plus 2-bed annex
- Tenure: Freehold
- Council Tax Band\*: G (Herefordshire)
- Heating: Underfloor heating: air source pumps. Hot water: ground-source heat pumps and solar. Electricity provided by solar, overage sold back to National Grid (income approx £750pa)
- Services: Mains water & electricity; private drainage, private grey water. Electric car charging points.
- Service charges: Nil
- Covenants: Grade II Listed. Public footpath on property. Newly-planted trees must remain for 30 years.
- Broadband: Yes, Fibre.



\* correct as of instruction date | Source: Gigaclear

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.