

# WINTERBRIDGE HOUSE

£1,500,000



“A stunning countryside home”

Wetmore, Herefordshire

The quintessential country pile, Winterbridge House is a beautifully renovated, seven bedroom, seven bathroom, sprawling property, complete with self-contained annex, triple garage, electric gates, wrap-around driveway and large gardens.

- Newly renovated
- Beautifully designed
- Impressive scale
- Large gardens
- Breathtaking open-plan family space
- Separate annex
- Triple garage
- Highly energy efficient



Totalling over 5,500 sq ft, this truly aspirational home sits on the fringes of Downton Estate, tucked away on the Herefordshire/ Shropshire border, just a stone's throw from the desirable foodie hub of Ludlow. The elegant Victorian brick façade sits up off a quiet rural lane, approached by its own driveway, accessed via electric iron gates at each end. Enter the property and step into the large reception hall, which establishes the building's sense of scale and grandeur from the outset. There are doors leading to each of the building wings on either side and a further door leads to the rear living area. Directly to the left sits the stunning, expansive panelled dining room. At 31' x 13', this room would easily accommodate even the largest extended family at gatherings.

Immediately behind this, sits the heart of the home: a glorious, open-plan family area with high ceilings, flooded with light courtesy of an entire glazed wall to the rear. A statement, suspended open fire is a superb central focal point and an elegant galleried walkway is attached to an exposed brick wall to jaw-dropping effect. The stunning, contemporary kitchen sits to one side of the living area, connecting the spaces making it ideal for entertaining or for families to gather in the evenings. The kitchen's stylish, contemporary cupboards provide ample storage and there is plenty of counter top space for food prep. There are two waist-height ovens and the cooking hob sits on the central island, where there is also stool seating for use as a breakfast bar. The large living room sits to the other side of the family room, this is accessed via a set of folding double doors. Two further sets of double doors open out to the rear patio area.

Behind this sits a cosy snug with wood burning stove, a further utility room and plant room: taking care of running the household with hugely energy efficient, state-of-the-art, air source heat pump technology.

Upstairs, all rooms lead off a huge central landing. The double bedrooms are large and characterful, all benefit from attendant en suites, and some with additional, dedicated dressing areas and storage. The galleried landing delivers impact and connects the two upstairs wings of the property.

A super addition is the two-floor, self-contained annex, which sits to the other side of the property: consisting of a living room with fireplace, large open-plan kitchen diner, separate access and upstairs bedrooms and bathrooms. This annex can be separated off via lockable doors or full-incorporated into the main home, as required.





**Outside:** the property is approached via electric gates and on to the dedicated driveway - this continues around the house and up to a triple timber garage at the rear of the property. The garage benefits from electricity and has upstairs space for storage or conversion later on, if required. The south-facing garden is mostly laid to lawn and there is an extensive patio area which sits to the rear of the house and is the perfect setting to enjoy summer barbecues and evening drinks. There is also a small patch of woodland coppice to explore.

**Area:** The property sits enveloped in glorious Herefordshire/ South Shropshire countryside, with rural walks from your doorstep. The popular village of Leintwardine is just a few minute's drive away: there are good amenities including a service station, village stores, butcher, medical centre, church, primary school, fish and chip shop, village hall and, not least, two public houses: both with their own annual festivals. The historic town of Ludlow is just a few minutes away by car.

**At a glance:**

- Bedrooms: 7
- Tenure: Freehold
- Council Tax Band\*: F
- Heating: Underfloor downstairs, radiators upstairs;  
Air source pumps
- Services: Mains water and electricity; private drainage
- Service charges: Nil
- Covenants: None known
- Broadband: Yes\*\*

\* correct as of instruction date | Source: Starlite\*\*

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.

