

Wellbrook Grange Peterchurch, Hereford, HR2 0SF

Sunderlands
Residential Rural Commercial

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Summary of Features

- Detached 5 bedroom stone barn
- Approximately 5.5 acres of ground
- Immaculately presented throughout
- Former Dutch barn transformed into a superb covered entertaining space
- Far reaching views
- Edge of sought-after village location

Asking Price £950,000

Wellbrook Grange is an impressive and highly individual country home occupying a wonderful rural position on the edge of Peterchurch, in the heart of Herefordshire's Golden Valley, set within approximately 5.5 acres in total. The village offers a thriving community with a shop, post office, surgery, pubs and well-regarded primary and secondary schooling. Offering exceptionally versatile accommodation, the property provides five ground-floor bedrooms, all with en-suite facilities, including an impressive principal suite with walk-in dressing area and doors onto the garden, alongside a cosy family room and practical utility. Upstairs forms the heart of the home, with a characterful kitchen/breakfast room featuring a striking teal Everhot, adjoining dining room and superb triple-aspect sitting room with exposed timbers and wood-burning stove. Outside, beautifully established gardens are complimented by a wilding meadow, vegetable garden, greenhouse and pasture paddocks, with a stream running through the grounds and wonderful countryside views. Further benefits include a heated gym, substantial workshop and adjoining open-fronted stone barn providing garaging and storage, with excellent potential for alternative uses or conversion, subject to the necessary Consents.

Location

Wellbrook Grange enjoys an attractive position on the edge of the popular village of Peterchurch, in the heart of Herefordshire's renowned Golden Valley, an area celebrated for its beautiful rolling countryside and picturesque rural scenery. Peterchurch is a thriving and well-served village with a strong local community and a good range of everyday amenities, including a village shop and post office, doctors' surgery, public houses, village hall and both primary and secondary schooling. The renowned border town of Hay-on-Wye, famous for its independent bookshops and annual Hay Festival, lies approximately 10 miles away and offers a good selection of shops, cafés and other amenities. The Cathedral City of Hereford is approximately 12 miles distant, providing an extensive range of shopping, leisure and educational facilities, including Hereford Cathedral School. Abergavenny, around 20 miles away, offers a further excellent range of amenities, with both Hereford and Abergavenny benefiting from good rail connections.

Accommodation

First floor

The first floor forms the real heart of the home, combining impressive proportions, character features and far-reaching countryside views. The kitchen/breakfast room is a particularly attractive space, fitted with a range of wall and base units incorporating a stainless steel Innova sink with mixer tap and Hereford granite work surfaces. A stunning teal Everhot range cooker provides a striking focal point, featuring both induction and hot plates with an extractor over. Full-height windows take full advantage of the wonderful countryside outlook, while a useful walk-in pantry leads off the kitchen and provides extensive fitted shelving. The kitchen and adjoining dining room both feature impressive vaulted ceilings, adding to the sense of space and character. The dining room offers generous space for a substantial dining table and benefits from dual-aspect windows, creating a light and inviting setting for both everyday dining and entertaining. Undoubtedly a standout feature is the superb sitting room, an impressive triple-aspect reception room with exposed timbers and plenty of natural light. At its heart is a Defiant Encore wood-burning stove, set upon a stone hearth, creating a wonderfully warm and welcoming focal point. Its generous proportions make this an ideal room for relaxing and entertaining alike. The central landing/reading area is a charming feature in its own right, with space for seating positioned to enjoy the surrounding countryside views. A separate WC and wash hand basin complete the first-floor accommodation.

Ground floor

The ground floor accommodation is particularly versatile, providing five bedrooms, each benefiting from its own en-suite facilities, alongside a comfortable family room and practical utility space.














CHANEL
LOUIS VUITTON
VOGUE
TOM FORD



The impressive master bedroom suite is generously proportioned and features a walk-in dressing area, together with an attractive stained-glass feature window adding a touch of character. Double doors open directly onto the garden, creating a lovely connection with the outside space. The remaining four bedrooms are all well-sized and individually served by modern en-suite bath or shower rooms, making the accommodation particularly well suited to family living and visiting guests. At the centre of the ground floor is a welcoming family room, complete with extensive fitted bookshelves and providing a cosy, informal space for quieter evenings, reading or relaxation. A useful utility room provides space and plumbing for a washing machine and tumble dryer, together with a stainless steel sink and tap. An external door provides convenient access to the outside. The accommodation is connected by a central entrance hall, with the thoughtful arrangement of bedrooms and reception space offering an excellent balance of privacy, practicality and flexibility.

Outside

The gardens and grounds are a true standout feature of Wellbrook Grange, extending to approximately half an acre of beautifully established formal gardens, thoughtfully designed and planted by the current owner to provide year-round colour, structure and interest. Lying predominantly to the north and east of the property, the gardens enjoy excellent levels of sunshine and comprise sweeping lawns, mature fruit trees and beautifully stocked beds and borders. Created over the past eight years by an avid gardener, the grounds offer something of interest in every season, with a wonderful variety of specimen trees, flowering perennials and established planting. Highlights include prairie-style borders, a secluded Japanese-inspired garden beside the brook, a romantic cottage-style border, woodland planting and colourful south-facing beds. Mature apple and damson trees add further character, while carefully selected Acers, Silver Birches, Cornus and other specimen trees provide striking seasonal colour. A pedestrian bridge crosses the stream from the formal gardens to a further seating area and the pasture beyond. Beyond the landscaped grounds lies approximately one acre devoted to wilding and biodiversity, with pathways cut through the meadow and native and specimen trees planted throughout. No chemicals have been used within this area, encouraging a rich habitat for wildlife. A fully fenced vegetable garden and greenhouse sit within the wilding field, complemented by several thoughtfully positioned seating areas. The remaining land is divided into two pasture enclosures, one level and the other gently sloping, both with field-gate and stream-water access and well suited to grazing livestock. A further gate connects the two paddocks. A local farmer currently grazes sheep on the land by informal arrangement, and there are no public footpaths crossing the property. On the upper slopes of the rear paddock, a particularly special seating area has been created amongst newly planted trees, with a rustic bench and table perfectly positioned to enjoy evening sunsets and far-reaching views towards the Black Mountains, Welsh Hills and surrounding countryside. Access to the paddocks is particularly practical, with three bridge crossings: a vehicular bridge adjoining the workshop, a pedestrian bridge from the landscaped gardens and a wider bridge leading from the wilding meadow.

Outbuildings

The property benefits from an excellent range of additional buildings, offering considerable versatility and future potential. Adjoining the main residence is a dedicated gym, complete with soft flooring, heating and double doors opening to the front, providing an ideal space for exercise and fitness. The substantial workshop provides an impressive amount of usable space and has benefited from significant improvements, including a new roof in 2019 and rewiring. Immediately adjoining and attached is an open-fronted traditional stone barn, currently providing extensive garaging and storage. Together, the workshop and stone barn offer excellent potential for conversion or alternative uses, subject to obtaining any necessary planning permissions and consents.

































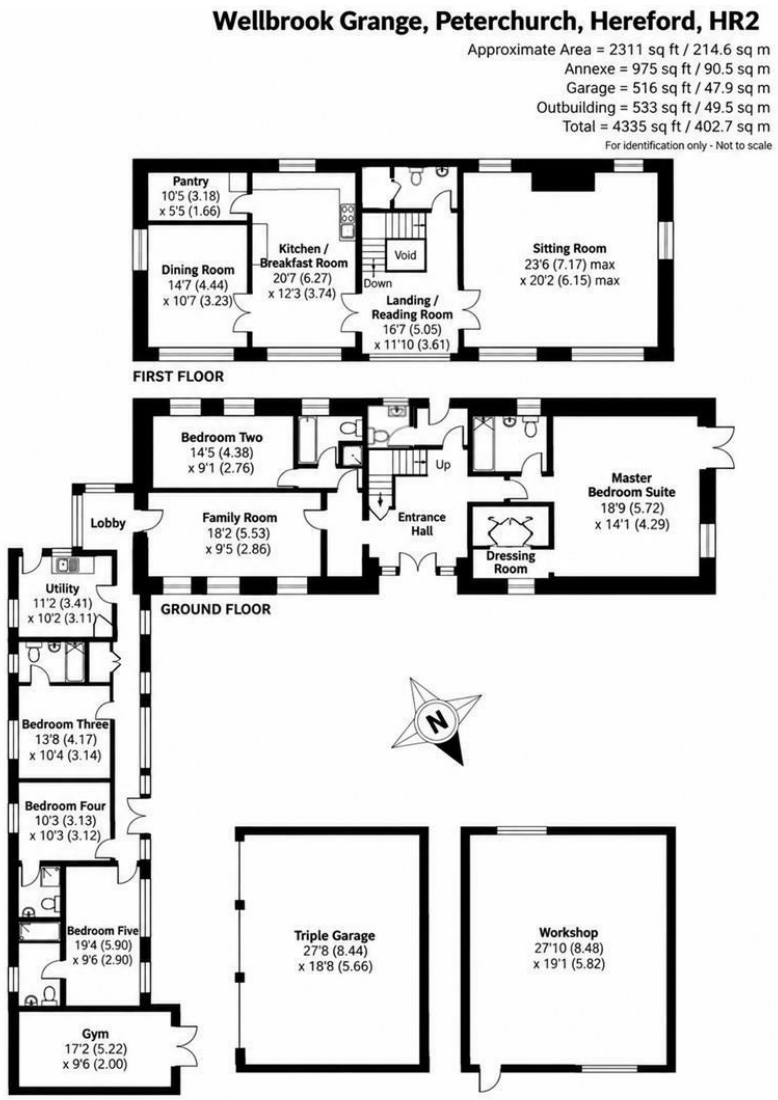
Services
Mains electricity, private water, mains drainage, oil-fired central heating.

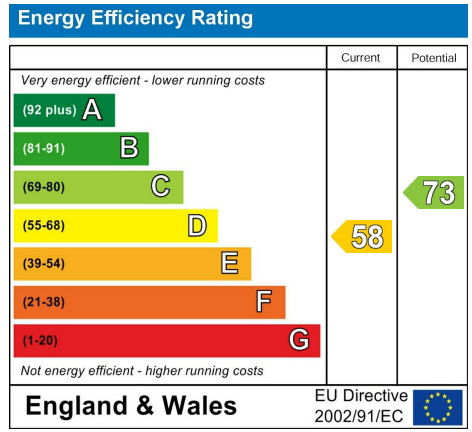
Council Tax
Herefordshire Council Tax band - G

Tenure
Freehold

Directions
From Hereford and the east, follow the B4348 towards Peterchurch. Upon entering the village, take the first right, signposted Stockley Hill. Continue for approximately 400 yards, where the property can be found as the last property on the right-hand side.

Anti-money laundering
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.





Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.