



Brookfield
House

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Bullocks Bridge Ullingswick Herefordshire
HR1 3PL



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An extremely spacious 4 bedroom detached house situated on an exclusive development of just 3 properties in a convenient rural location.

This extremely spacious detached house is situated on an exclusive development of just 3 properties in a convenient rural location 8 miles from the historic town of Bromyard.

The cathedral city of Hereford and the market towns of Leominster and Ledbury are also within easy motoring distance and provide a good range of shopping, schooling and recreational facilities. Burley Gate, ½ mile distant, has a village shop/post office, primary school and village hall, and the property adjoins farmland with lovely walks close by.

Brookfield House was individually designed and has oil-fired central heating and wood-framed double-glazed windows and doors. The accommodation extends to approximately 2900 square feet, and includes a superb kitchen/breakfast room, 4 bedrooms, 2 with en-suites, a spacious family/playroom and garden which adjoins farmland to the rear with lovely views.

We highly recommend an internal inspection of this property, which is more particularly described as follows: -

Ground floor

Recessed entrance porch

Lantern light, wooden door with glazed side panels to

Large Hallway

Tiled floor, staircase to first floor, radiator, window.

Study/office

Carpet, fitted office furniture including desk unit and shelving, radiator, window to front.

Cloakroom

Low flush WC, wash hand basin with mixer tap and tiled splashback, radiator, window, tiled floor.

Lounge

Carpet, feature stone fireplace with wood-burning stove, radiator, 2 windows to side, double-glazed wooden French doors with side windows opening into the

Conservatory

Part brick base with all-round double-glazed windows, wooden French doors to the rear patio, centre light/ceiling fan, tiled floor with decorative central feature.

Dining Room

Carpet, radiator, window to rear.

Kitchen/Breakfast Room

Fitted with range of base and wall units with wood-effect worksurfaces and part-tiled surrounds, central island with preparation sink and useful storage below, dresser-style unit with wine rack and integrated fridge/freezer, 1¼ bowl ceramic sink unit with mixer tap, Rangemaster electric cooker with extractor hood over, smoke alarm, radiator, 2 windows to side, double wooden French doors with glazed side panels opening onto the rear garden.

Utility room

Stainless steel sink unit with mixer tap, base unit, worksurface with space and plumbing for washing machine below, cupboard housing the newly installed Worcester Greenstar oil-fired central heating boiler and hot water cylinder, tiled floor, door to

Store room

Tiled floor, window, radiator.

Family/Playroom

Currently used as a gym, wood-effect flooring, radiator, 2 windows to front, free-standing workbench, window and door to rear.

First floor

Landing

Carpet, coved ceiling cornices, ceiling light fitment, window, smoke alarm, access hatch to useful roof storage space.

Bedroom 2

Carpet, radiator, built-in wardrobe with 3 sliding doors, shelving and hanging rails, window to rear with outlook over adjoining farmland, door to **En-suite shower room** walk-in shower with sliding glass door, mains fitment and tiled surround, glass sink unit with mixer tap, WC, tiled floor, extractor, window.

Bedroom 3

Carpet, window with lovely outlook to the rear, radiator.

Bedroom 4

Carpet, radiator, built-in double wardrobe with shelving and hanging rails, window to front.

Bathroom

White suite comprising large walk-in shower unit with glazed side panels and shelf unit, WC, bath with mixer tap/shower attachment and wash basin with mono-bloc mixer tap, part-tiled wall surrounds, ladder-style towel radiator, extractor, tiled floor, window.

Master Bedroom

Landing area with carpet, built-in cupboard with shelving, access to the spacious bedroom with carpet, 2 Velux rooflights with blinds, window to front, further window with superb outlook to the rear, carpet, 2 radiators, built-in wardrobes with shelving and hanging rails, door to **En-suite shower room** tiled floor, walk-in shower unit with mains shower fitment, tiled surround, WC, wash hand basin with mixer tap, ladder-style towel radiator, fitted wall mirror, part-tiled wall surrounds, extractor, window.



Outside

The property is approached through iron gates with brick pillars and brick wall and fencing surrounds. There is a large gravelled driveway providing ample parking, and gravelled pathways to either side of the property. External lights.

There is a good-size rear garden with paved patio adjoining the immediate rear of the property, and a slightly raised, level, lawn with mature flower borders. There is an enclosed gravelled area ideal for bbq's, a useful timber garden shed and below ground oil storage tank. The garden backs onto open farmland with lovely views towards Moreton Wood. To the side of the property is a paved area suitable for bin storage and log store. Garden tap.

General information

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band F, water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Bromyard proceed towards Hereford on the A465. At the Burley Gate roundabout take the 3rd exit towards Leominster. After approximately ½ mile the entrance to Bullocks Bridge will be found on the right-hand side.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

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Ground Floor
Approx. 151.1 sq. metres (1625.9 sq. feet)



First Floor
Approx. 120.7 sq. metres (1298.9 sq. feet)



Total area: approx. 271.7 sq. metres (2924.9 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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