



## The Coach House

Brockhampton Mews, Brockhampton, Bringsty, Worcestershire  
WR6 5TB

# The Coach House, Brockhampton Mews, Brockhampton, Worcestershire, WR6 5TB

This delightful Grade II Listed property is a former Coach House within the beautiful private grounds of the Brockhampton Estate, an historic National Trust property with 1700 acres of parkland and woodland, in a very special rural location.

Located within the parish of Bringsty in an area noted for its lovely walks, there is a local primary school at Brockhampton and further shopping and medical amenities available 2.5 miles in the Market Town of Bromyard, and is well placed for access to the Spa Town of Malvern (11.5 miles), the Cathedral Cities of Hereford (16 miles) and Worcester (13 miles) with the M5 motorway link, Leominster and Ledbury (15 miles) and Birmingham (43 miles).

The property has electric heating and was converted approximately 35 years ago, retaining Period features and providing very spacious accommodation, which extends to approximately 1377 sq ft, and suitable for family purposes or retirement, has a feature Clock Tower and there is a lovely rear courtyard-style garden with a covered seating area.

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

## Door to

## Open-plan living/dining room

Wood-burning stove with surround, 3 night storage heaters, windows to front and rear, double doors to the rear, store cupboard and

## Cloakroom

WC, wash hand basin, tiled walls, window.

## Kitchen

Fitted with Ash-style base and wall mounted units, worksurfaces and tiled splashbacks, electric oven with 4-ring hob and extractor hood, plumbing for washing machine, sink unit, built-in dishwasher.

A staircase leads from the living room to the

## First floor landing

Storage heater, hatch to roof space.

## Bedroom 1

Mirrored wardrobe, 2 windows to front, En-suite cloakroom/dressing room with WC, wash hand basin with cupboard under, shelving, electric heater, plumbing available for a shower.

## Bedroom 2

Mirrored wardrobe, access to attic storage, dressing table with cupboards under, window to rear.

## Bedroom 3

Fitted wardrobes, electric heater, window to front.

## Bathroom

Bath with mixer tap, wash hand basin, WC, mirror fronted storage cupboard, electric heater, wall cupboard, extractor fan, airing cupboard with hot water cylinder.

## Outside

The property is approached over a shared gravelled driveway, with guest parking, which then leads to its own private parking space.

Immediately to the front of the property there is a paved path and open-plan lawned area, and there is a gravelled drive leading to a further parking area and the Garage - which has been part converted into a Studio Room with storage heater, light, power and doors to the rear. Adjoining the garage there is also a store room, which is at the base of the Clock Tower and owned and maintained by the National Trust.

To the rear of the property there is a lovely courtyard-style garden with a range of ornamental shrubs, brick and flagstone paving.

Owners of the property are given resident's pass to Estate Grounds.

## Services

Mains water and electricity are connected. Private (shared) drainage system.

## Tenure

Leasehold. The Lease is being extended with the National Trust and the property will be sold with a circa 110 year lease.

## Agent's Note

Cannot be sublet or used for holiday home.



### Management Company

There are 12 properties within the Management Company, run by the residents, for which there is a Service Charge of £160 per calendar month (which covers property insurance, maintenance of common areas, external decoration, private drainage, etc).

### Joint Agents

Grant & Co

24 High Street, Town Centre, Ledbury HR8 1DS  
01531 637341 [www.grantco.co](http://www.grantco.co)

### Directions

What3words/// worker.policies.hike

### Viewing

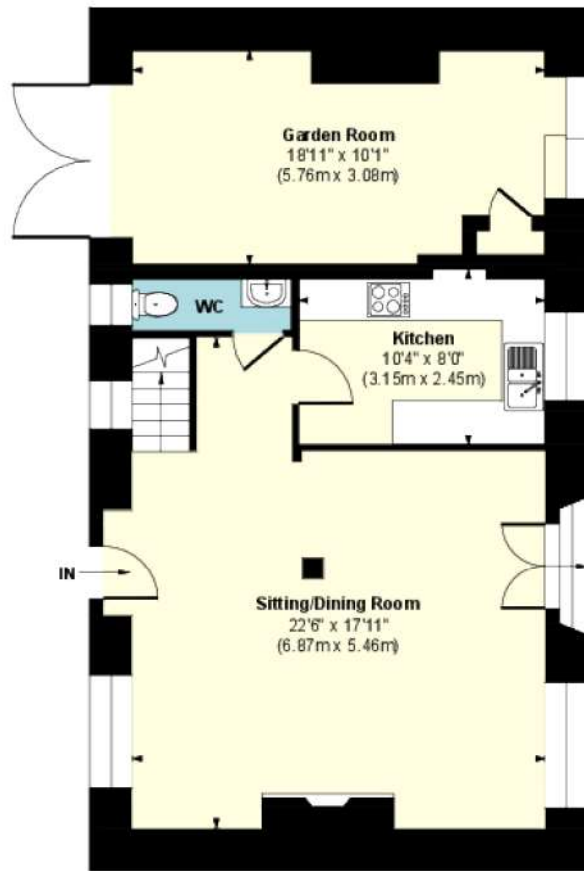
Strictly by appointment through the Agent, Flint & Cook,  
01885 488166.

### Money laundering regulations

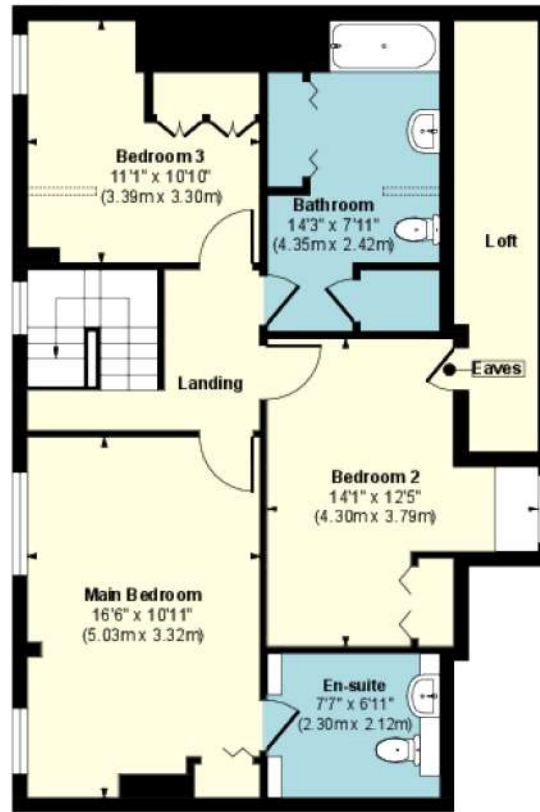
Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



## The Coach House, Brockhampton Estate, Bromyard, WR6 5TB



Ground Floor



First Floor

**Approx. Gross Internal Floor Area**  
**Main House = 1377 sq. ft / 127.97 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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