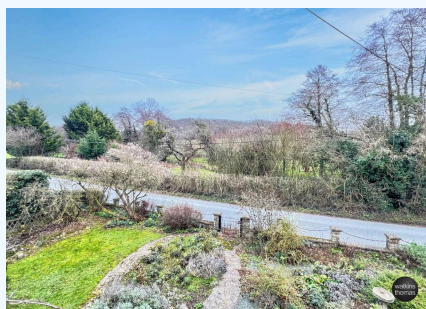




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Brooklands, Woolhope, Herefordshire, HR14RF

Located in glorious south east Herefordshire countryside between the city of Ledbury and Ross-on-Wye, a substantial period house offering five bedroom accommodation.

£570,000 (Freehold)

Residential Sales

Brooklands, Woolhope, Herefordshire, HR14RF

LOCATION

Brooklands is a substantial period house with accommodation arranged over two principal levels. The house is centrally heated and double glazed and overall offers well proportioned reception rooms together with five bedrooms on the first floor. The property is set in an established garden, there is good parking and turning facilities and there are a range of outbuildings and stores. In more detail, the accommodation comprises;

DESCRIPTION

Brooklands is located near to the village of Woolhope and is set in glorious east Herefordshire countryside between the centres of Hereford, Ledbury and Ross-on-Wye. The village and neighbouring centres offer a variety of every day amenities with Hereford offering a fuller range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. Ross-on-Wye has its further complimentary range of facilities and amenities, together with its spur to the M5 by the M50 motorway which runs from Wales through to Gloucestershire and the south east.

ON THE GROUND FLOOR:

Reception Lobby

1.42m (4'8) x 1.47m (4'10)

Principal reception lobby approached through a double glazed door and with a door to the kitchen and arched opening to;

Sitting Room

4.8m (15'9) x 4.78m (15'8)

With a double glazed window to the front, 8' 7 ceiling height, exposed ceiling timber, stone fire surround with extended flagstone hearth and log store, radiator and having an opening with low level cupboard and a 5' 8 wide arch opening through to;



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Dining Room

4.83m (15'10") x 4.39m (14'5")

With double glazed windows to two aspects including an outlook over the rear garden. Radiator, stairway off and with a door to;



Reception Hall

3.71m (12'2") x 2.95m (9'8")

With a casement door with adjacent windows to an entrance canopy. Wall light point, area of exposed stone walling, wall mounted thermostat and with a door to the utility and cloakroom and opening to;



Kitchen/Breakfast Room

4.93m (16'2") x 3.25m (10'8")

With double glazed windows to two aspects, again having the 8' 6" ceiling height, exposed beam and with wood fronted base cupboards with roll edge working surface over, tiled surrounds and eye level cabinets including a glass fronted unit and display ends, tall matching storage cupboard and having a one and a half bowl stainless steel sink unit with mixer tap and drainer, recess with plumbing for dishwasher, four ring hob and built in oven with grill below. Radiator and a central heating and domestic hot water control clock.



Utility Room

2.31m (7'7") x 1.42m (4'8")

With a door to the rear, radiator, wash basin and having plumbing for washing machine. Door to;

Cloakroom

1.5m (4'11") x .81m (2'8")

With low level WC.

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ON THE FIRST FLOOR:

Landing

With a principal landing area of 17'9 by 4'9 and lower area with doors off. Access hatch to loft space, double glazed window to the front overlooking tree lined brook with rising countryside in the distance. Radiator and having doors to;



Bedroom 1

3.48m (11'5) x 3.45m (11'4)

With a double glazed window to the front overlooking the tree lined brook. Radiator and having two sets of double wardrobe cupboards with drawer unit and cabinets over. Door to linen cupboard with radiator and second door to family bathroom.



Bedroom 2

4.37m (14'4) x 3.58m (11'9)

With a double glazed window to the rear overlooking fields to rising tree lined countryside. Radiator and having a double and single wardrobe cupboard with cabinets over and dressing area recess.



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Bedroom 3

4.42m (14'6") x 4.19m (13'9")

With a double glazed window to the rear, radiator and with door to;



Ensuite Shower Room

(measurement included within the principal room dimensions) with walk in shower with electric shower unit, low level WC and wall hung wash basin. Double glazed window and tiled walls.

Bedroom 4

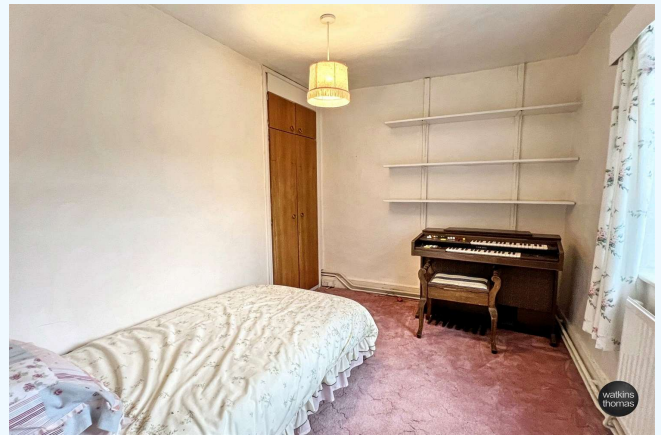
3.35m (11') x 2.95m (9'8")

With a double glazed window to the side. Radiator and door to wardrobe cupboard with hanging rail.

Bedroom 5

3.3m (10'10") x 2.34m (7'8")

With a double glazed window to the front overlooking tree lined brook with rising tree lined countryside in the distance. Radiator and double doors to wardrobe cupboard with cabinets over.



Bathroom

3.45m (11'4") x 1.83m (6')

With suite comprising bath, pedestal wash basin and low level WC. Double glazed window and radiator.



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OUTSIDE:

The property has the benefit of a splayed driveway which runs to a generous parking and turning area, off which is the Garage/Workshop areas (36' 7 by 9' 7) with an up and over roller door and opening to a further workshop/store (13' 5 by 22' 7) with pitched roof, block walls and concrete floor together with an office area (6' 8 by 8'). Adjacent to the workshop and outhouses there is a lean to structure and on two sides of the property there are lean to porches.



Gardens

Flanking the driveway to the right there is a hard standing area at the front of the property with a pathway continuing around to the front door. There are well stocked garden areas featuring a wide variety of shrubs and bushes and a pedestrian gateway at the front between stone pillars with chain link fencing. A pathway which is flanked by a lawn which continues to the rear of the residence where there is a raised sun terrace/patio area, a greenhouse and garden store. From the patio area there are views across adjacent countryside.

COUNCIL TAX BAND F

Made payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, and water services are connected to the property. Drainage is to a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.


VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

DIRECTIONAL NOTE

From the city of Hereford proceed south east on the B4224 and in the village of Mordiford take the left hand turn to Woolhope. Continue into Woolhope and at the junction, turn left and continue into the countryside and just after the public house on the right, the property will be denoted on the left by the agent's for sale board. Alternatively, from Ross head towards the M50 and take the A449 towards Ledbury. Turn left onto the B4224 towards Hereford, pass through How Caple and turn right at the signpost for Woolhope. Continue into the village, pass the Crown Inn and after about one mile having passed the Butcher's Arms, the property will be found on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280 . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

22nd January 2026

ID42058

Brooklands, Woolhope, Herefordshire, HR14RF

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	38 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.