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High Brook, Kingsthorpe, Herefordshire, HR2 8AW

Between Hereford and Ross on Wye and elevated above a country lane, a three/four bedroom residence offering versatile upside down accommodation, to include a large L shaped living room enjoying outlook, Good sized terraced mature gardens.

£400,000 (Freehold)

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LOCATION

High Brook is located above Wigglesbrook Lane. The villages of Little Birch and Kingsthorpe combined offer a range of amenities and enjoys a glorious setting between the centres of Hereford and the market town of Ross on Wye. Hereford has a range of shopping, leisure and recreational facilities together with educational establishments, Ross on Wye has its link to the M50 motorway network and within easy proximity is Hereford's Steiner school.

DESCRIPTION

High Brook is a house of the 1970s era and offers reversed/upside down accommodation with bedrooms on the ground floor and living accommodation on the first floor. The site overall rises from the front to the rear and there are garden levels on numerous levels, together with good car parking facilities. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Reception Hall

4.6m (15'1) x 2.39m (7'10)

Approached through a double glazed door with leaded glass upper panel, open tread stairway to the living accommodation, radiator, wood grain effect flooring and with a glazed panel door to the shower room and doors to;

Bedroom 1

3.38m (11'1) x 4.42m (14'6) (16'2 maximum)

With a double glazed bay window to the front, radiator and door to store room.



Store Room

3.07m (10'1) x 2.31m (7'7)

In which is housed the boiler. Door to workshop area.

Bedroom 2

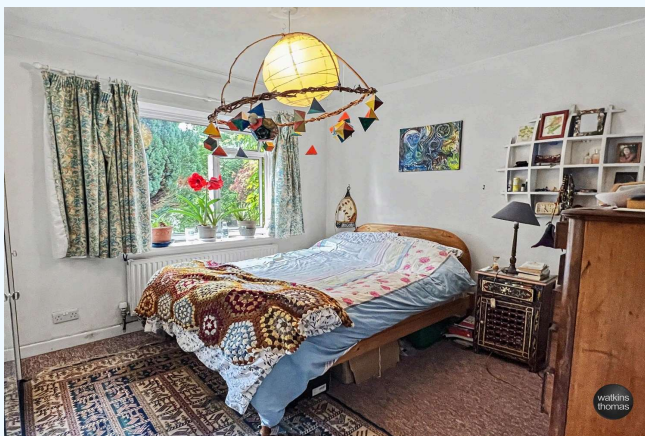
3.51m (11'6) x 3.28m (10'9)

With a double glazed window to the front, radiator and with mirror fronted wardrobe cupboards.

Bedroom 3

3.18m (10'5) x 4.19m (13'9) (maximum)

With a double glazed window to the side. Radiator.



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Shower Room

1.93m (6'4) x 1.57m (5'2)

With corner shower cubicle and shower boarded walls, together with electric shower unit, low level WC and wash basin. Part tiled surrounds and tiled floor.



ON THE FIRST FLOOR:

Landing

2.95m (9'8) x 1.17m (3'10)

With a wall mounted thermostat, radiator, access hatch to shallow loft space and door to airing cupboard with insulated hot water cylinder. Doors then open to bedroom 4/a family room, a full bathroom and a glazed panel door opens to the;

Open Plan Living/Dining Room

7.42m (24'4) x 4.83m (15'10) (maximum)

L shaped in plan and having the benefit of four double glazed windows to two aspects, two radiators, wood burning stove on tiled hearth and within the dining area there is a further radiator, a pair of french doors with adjacent windows to the conservatory/garden room and with an arched opening to the;



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Kitchen

3.89m (12'9") x 2.44m (8')

With single drainer sink unit, base cupboards with roll edge working surface over, part with tiled surrounds and eye level cabinets. Storage recess with shelving and having a door to the;



Lean To Garden Room

2.21m (7'3") x 7.01m (23') (maximum)

With single glazed elevation off a masonry base with triplex roof over. From here a pair of doors and a further single door open to the rear garden.

Bedroom 4/Sitting Room

3.53m (11'7") x 3.53m (11'7")

With a double glazed window to the front, coved ceiling and radiator.

Bathroom

3.63m (11'11") x 1.7m (5'7")

With suite comprising bath, shower cubicle with electric shower unit, pedestal wash basin and low level WC. Double glazed window, extractor unit and built in cupboard.



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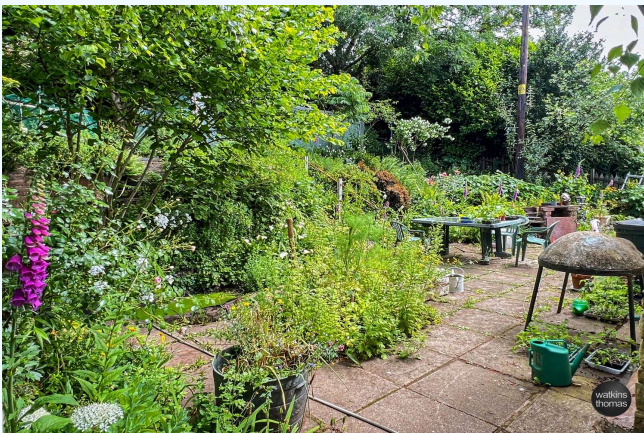
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OUTSIDE:

The property is approached over a shared concrete driveway, which leads to a parking space at the side of the residence and to the front of the property there are further parking facilities. Outhouses include a corrugated timber store (8'8 by 14') with open front, adjacent to which there is a workshop store (6'6 by 7'6), a further workshop store (8' by 8'), which opens to a potential studio area (24' by 8'6), which has a transparent corrugated perspex roof over.

Gardens

At the front of the property there are mature evergreen trees and a set of concrete steps lead down through the front garden area, which has beds and borders of mature shrubs and trees. At the side of the property there is a flight of steps which lead up to the rear garden and off the lower level there is a potting shed (13'5 by 7'1), which has a double glazed elevation off a masonry base with glazed roof over. The rear gardens are individual and feature a deep patio area and flights of steps at various points lead up through the terraced rear gardens with beds and borders of flowers, there is a polythene greenhouse (18'9 by 10'4) and steps lead up to an upper level, providing an enviable setting, having seating and views being enjoyed towards adjacent countryside.



COUNCIL TAX BAND E

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 a mains service is connected to the property. Drainage is understood to be to a shared private system. It is understood that the property currently has a private water supply and that a main water supply is available for connection (subject to confirmation). 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.

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DIRECTIONAL NOTE

From Hereford proceed from the centre over Greyfriars Bridge. At the roundabout, take the first exit onto the A49 Ross Road. Continue out of the city for about four miles and at the top of the Callow, turn left signposted Kingsthorpe and Little Birch. Proceed for about half a mile and opposite the bus shelter, turn left and then take the right hand turn into Wigglesbrook Lane, at the crossroads. Continue along Wigglesbrook Lane and High Brook will be identified on the left hand side by the agent's for sale board.

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.

16th June 2026

ID43039

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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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	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

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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.

