



**Corner Cottage, Brockhampton Mews, Brockhampton Park,  
Bringsty**

Charming attached period cottage situated within the superb Parkland setting of the Brockhampton Park Estate



Garden

GRANT  
& CO



## LOCATION

Bromyard 2½ miles, Malvern 11½ miles, Worcester 13 miles, Leominster & Ledbury <15 miles, Hereford 16 miles, Birmingham 43 miles



**Road:** M5 (Jct 7) 16 miles, M50 (Jct 2) 20 miles



**Railway:** Malvern, Worcester, Ledbury



**Airport:** Birmingham (52 miles)

## SUMMARY OF FEATURES:

- Attractive, Listed end terrace cottage (1,294 sq ft)
- 3 double bedrooms and family bathroom
- Kitchen/breakfast room, sitting room and shower room
- Enclosed and manageable mature garden
- Attached single garage and allocated parking (up to 3 cars)
- Stunning location with superb views and surroundings

## SITUATION

Corner Cottage is situated within the beautiful and private grounds of the Brockhampton Estate, a National Trust property with 1,700 Acres of parkland to use and enjoy, close to the historic market town of Bromyard. This property is also well placed for the local towns of Ledbury, Malvern and Leominster, with the cities of Worcester and Hereford nearby.

## CORNER COTTAGE

- This charming cottage dates back to the 1800's. The original building was historically the old wood store for the main house, having been converted into a small terrace of just three cottages in 1982.
- Corner Cottage is tastefully decorated, light and beautifully presented, and offers very well proportioned living space throughout.
- The country style kitchen/breakfast room benefits from solid oak work surfaces and a painted Howden's white oak fitted kitchen, with a range of integrated appliances and an electric Leisure double oven and grill with ceramic hob and glass extractor hood.
- The comfortable sitting room is lovely and light and has a working open fire and enjoys views over the garden.
- A newly fitted downstairs shower room with walk-in power shower also cleverly offers space for a washing machine.
- Upstairs, there are three, good-sized double bedrooms, two of which have fitted wardrobes, and a family bathroom with a separate bath and shower (power shower).





## THE OUTSIDE

- A private, gated entrance leads through to the property and neighbouring properties. Two single garages adjoin the property; one garage belongs to the Corner Cottage and there is additional parking for up to 3 cars.
- The south/west facing garden is situated to the front of the cottage and a garden gate leads through to the good-sized garden and to the front door.
- The established and securely fenced garden is mainly lawn, bordered by a variety of mature shrubs, trees and flowering plants. At the top of the garden is an area with raised veg beds and a brick paved patio terrace provides the perfect spot to sit and enjoy the peaceful surroundings.
- There are two areas of woodland adjacent to the cottages that form part of the lease and are for the private amenity use and enjoyment of all the residents.
- Corner Cottage enjoys a quiet and peaceful location, with stunning views and surroundings within a beautiful Parkland setting.

**Services:** Mains electricity and water. Oil-fired central heating (new bunded tank). Shared, private drainage to a modern, communal treatment plant (Klargester).

**Broadband:** Standard broadband is connected. Superfast fibre available (Gigaclear).

**Council Tax:** Band "E"; £2,789.90 for 2024/25.

**Local Authority:** Herefordshire Council: 01432 260000.

**Listing:** This property is Grade II Listed.

**Windows:** The windows have LBC in place to be replaced for double-glazed windows (bespoke made). Three windows have already been renewed.

**Radiators:** The property benefits from new radiators throughout.

**F&F:** Some of the curtains and blinds are potentially available by separate negotiation. Some of the light fittings are not included. Please contact the Agent for further information.

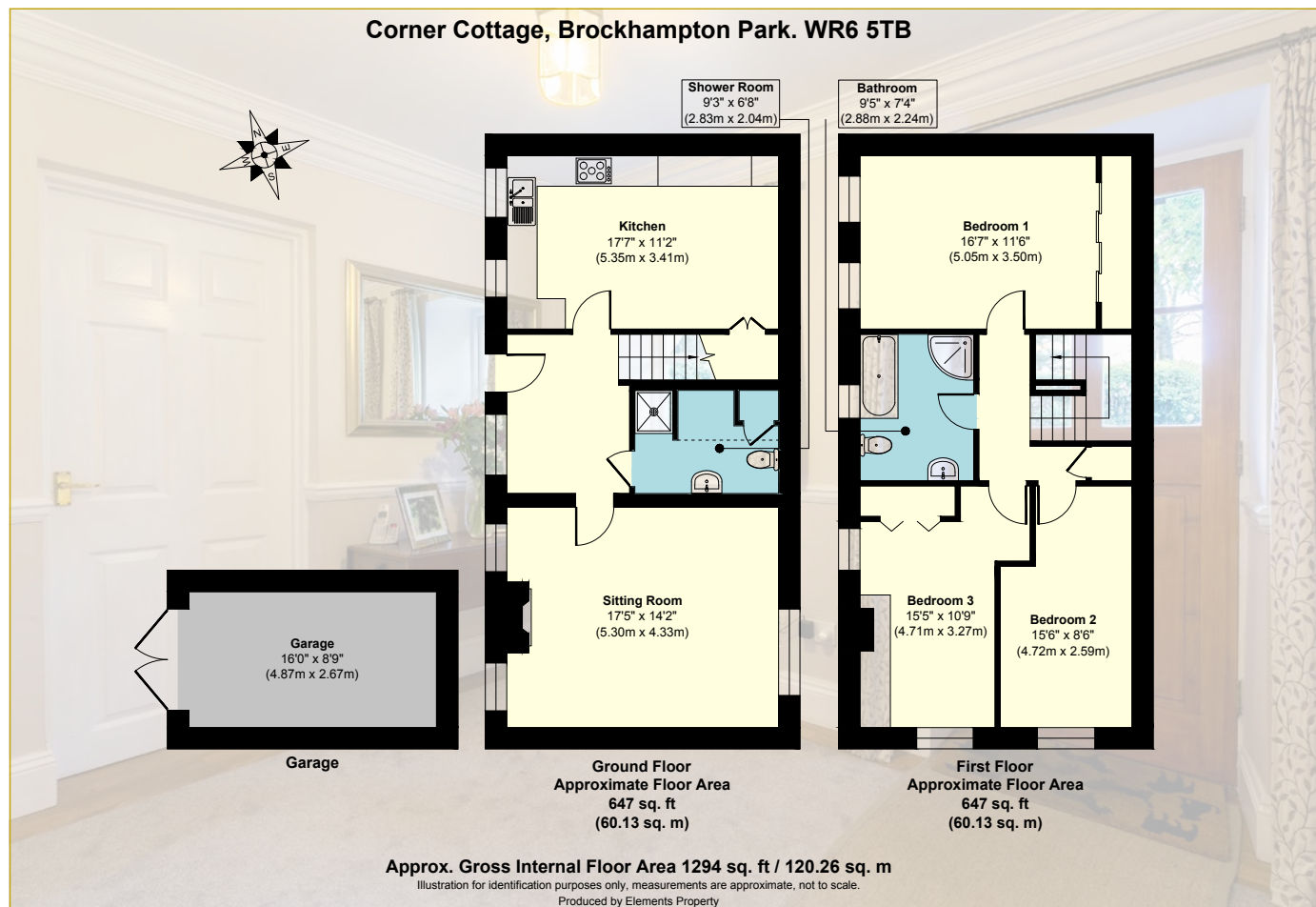
**EPC:** Rated D

**Ground Rent:** The current rent is £325.00 pa (collected within the monthly service charge).

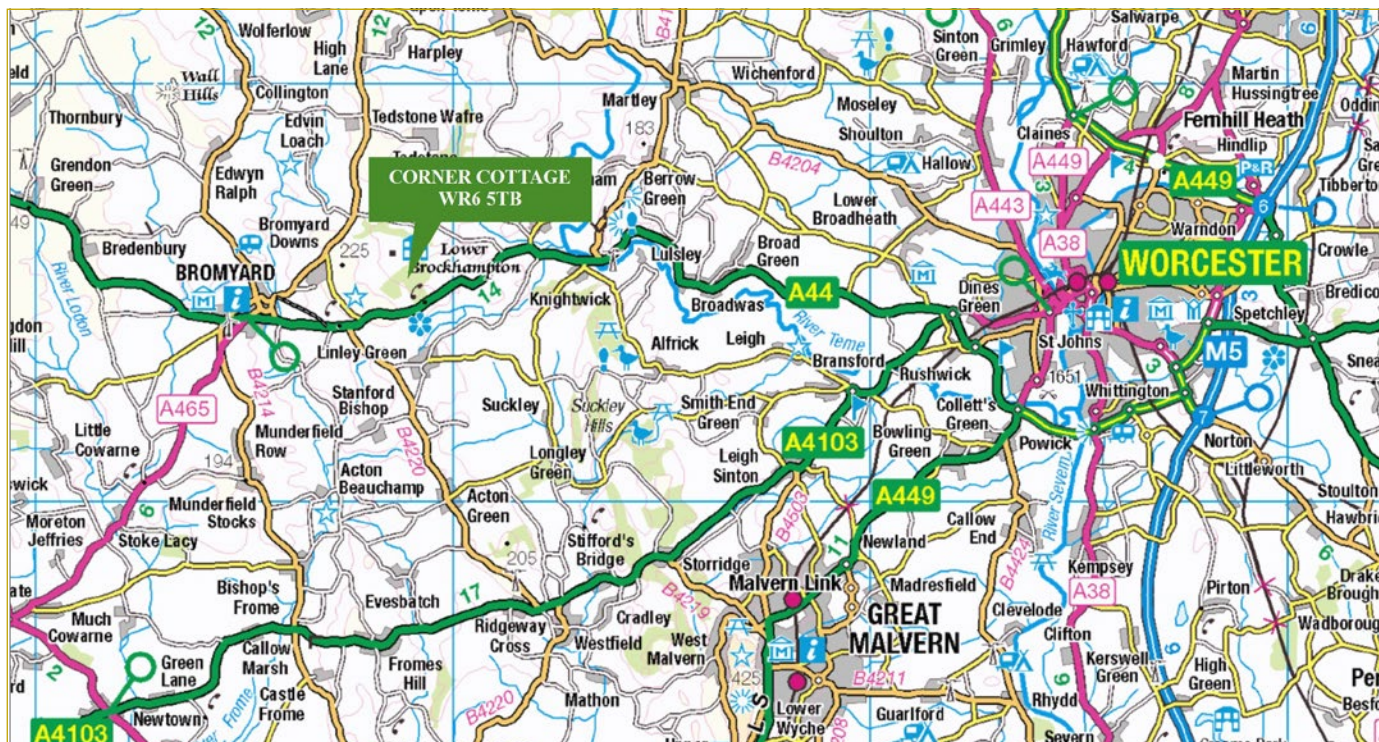
**Leasehold:** 111 years. (It might be possible to extend this to 990 years in due course).

**Management Committee:** There are 12 properties organised under a Management Company, run by the residents, to which there is a service charge contribution of £165 pcm, covering: property insurance, maintenance of communal areas, external decoration, ground rent, private drainage, etc.

**Access Road:** Access is via the main private tarmac road to the National Trust Estate.







## GENERAL INFORMATION

For information on Schools, Local amenities and Recreational facilities, please visit the Agent's website: [www.grantco.co](http://www.grantco.co)

## DIRECTIONS - WR6 5TB

**From Bromyard;** Head east towards Worcester on the A44 for 2 miles, proceed up the hill towards Bringsty and at the brow of the hill, turn left into the National Trust Brockhampton Estate – this is prominently signed. Continue down the drive, pass the pay station (no charge for resident visitors) and across the cattle grid, keep the Chapel on your left, through the gate turn right. Continue downhill for about 200 metres, passing the “Walled Garden” (signed) on the right and a little further down take the next right through an open wooden gate signed Corner Cottage/Grooms Cottage/Keepers Cottage. Drive straight ahead and park where Corner Cottage is directly in front of you. Entry is via the garden gate nearest the garage adjoining the property.

**What3Words:** importing.character.snatched

## VIEWINGS

By prior appointment via Grant & Co on 01531 637341.

**Agents Note:** For details of Agents Obligations and Disclaimers, please visit the Agents website: [www.grantco.co](http://www.grantco.co)

