



MARK WIGGIN
ESTATE AGENTS



Holmefields

Berrington, Tenbury Wells, Worcestershire, WR15 8TJ





An outstanding Edwardian country house situated within 3.56 acres of gardens and land enjoying far reaching countryside views.

◆
Tenbury Wells 2.5 miles, Ludlow 8 miles, Hereford 20 miles
◆

Entrance hall | Drawing room | Sitting room | Dining room | Snug | Garden room | Kitchen/breakfast room | WC | Utility room
Five double bedrooms | Two family bath/shower rooms | Garage | Workshop | Cellar store | Gardens | Paddock | About 3.56 acres in total | EPC: E

The Property

Holmefields is a superb detached property dating back to the 1920's. The property is substantial with impressive proportions through, situated within an idyllic rural situation, yet only a short distance from the market town of Tenbury Wells. The property is approached through a gateway leading to a sweeping driveway with manicured gardens surrounding welcoming the beautiful and prominent front facade of Holmefields.

Upon entering the property through an oak and stained glass door, you are welcomed to a spacious and grand entrance hall which houses the most magnificent hand carved wooden staircase. The entrance hall is filled with detail including panelled walls, parquet flooring and beautiful stained glass windows.

All of the reception rooms are accessed from the entrance hall and have high ceilings with decorative plaster ceiling roses. The sitting room benefits from a beautiful double aspect with a large bay window and houses a brick fireplace with a Clearview wood burning stove. The room offers superb proportions also with high ceilings with intricate plasterwork. The drawing room also offers tremendous proportions and leads access to the conservatory and has French doors leading to the patio and gardens beyond. The garden room enjoys triple aspect views over the manicured gardens and grounds. The dining room can be accessed from the drawing room and the entrance hall and also benefits from French doors. There is a snug with a beautiful circular bay window and an open fireplace which houses an electric stove, this could easily be converted back to its original

use. The kitchen/breakfast room is fully fitted with integrated units and appliances including a traditional 4-oven AGA, a Bosch gas hob and oven. There is a wash basin that overlooks the beautifully manicured gardens. Adjacent is the WC servicing the ground floor.

On the first floor, there are five spacious double bedrooms that all enjoy exceptional far reaching countryside views and of the garden. The bedrooms are serviced by two separate bath and shower rooms, one having an extra-large walk-in shower and the other having a bath with shower over and a separate WC. The landing provides access to extensive part boarded loft storage.





Outside

The gardens and grounds at Holmefields extend to around 3.56 acres in total. The gardens are mainly laid to lawn with some exceptional well stocked herbaceous borders and shrubs throughout. The gardens enjoy immaculate hedging. There is a large patio area, ideal for seasonal alfresco dining and entertaining. There is a large flat paddock that is around 3 acres and is post and rail fenced, ideal for small stock, horse or pony grazing and dog exercising. The paddock also has a separate road entrance.

There is a large garage providing ample storage which also benefits from a utility room and workshop adjacent. The utility room is fully fitted with integrated units, a wash basin and an oven. This building could be converted into an annexe for multi generational living, holiday letting or an AST (subject to the necessary consents). There is further cellar storage.

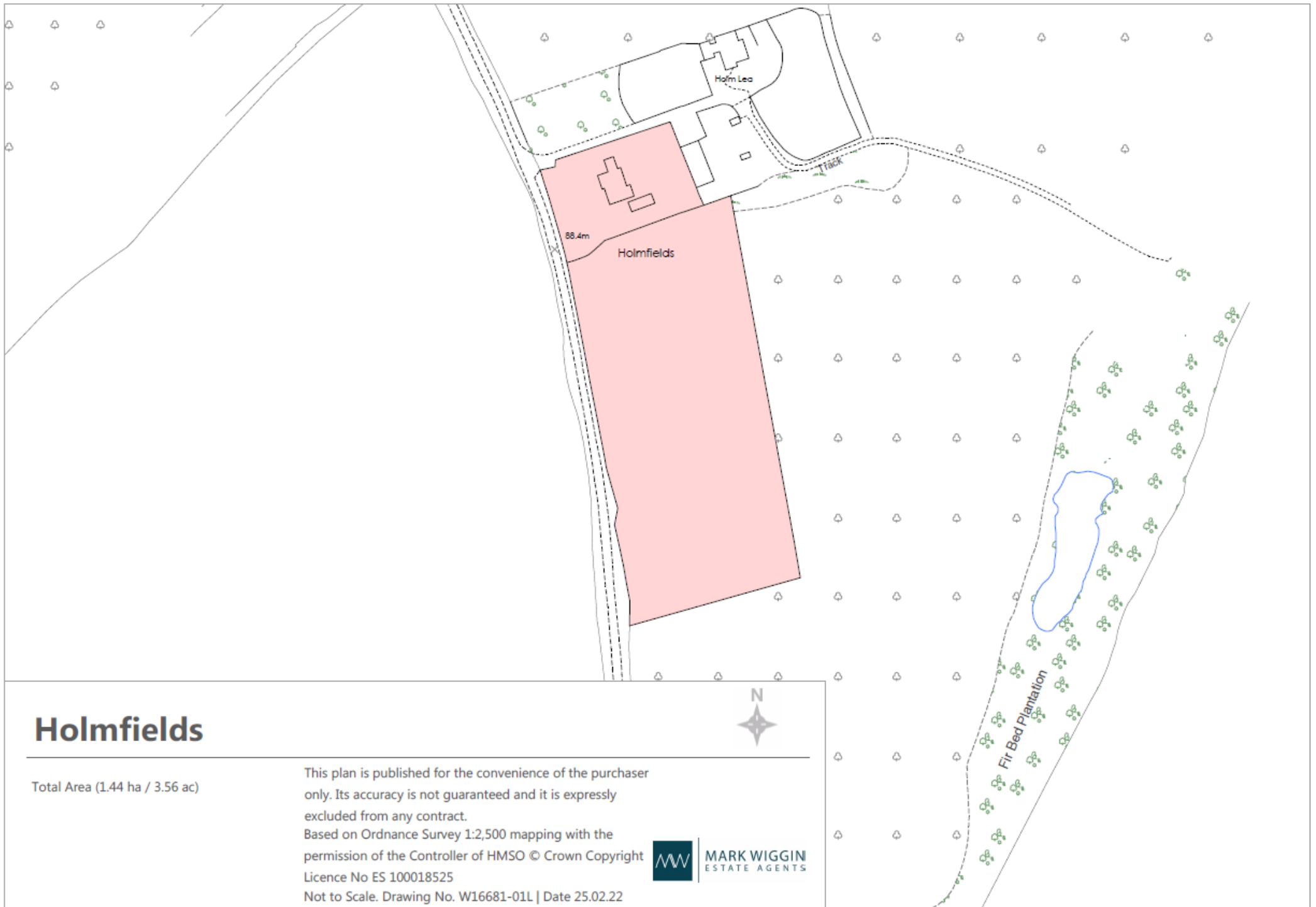
Situation

Holmefields is situated on the rural outskirts of the market town Tenbury Wells. At around 2 miles from the town, the property provides an idyllic countryside setting yet a stones throw from all of the day-to-day amenities the town has to offer. Tenbury Wells, referred to as 'The Town in The Orchard' by Queen Victoria, offers a wide range of facilities including supermarkets, pubs, restaurants, doctors, vets and much more. Just further afield is the vibrant and historic market town of Ludlow, offering a further range of amenities and is renowned for its cuisine and architecture. For a larger shopping experience, Hereford and Worcester can be reached at around 45 minutes away.

Connections in the area are very good with a train station in Ludlow and the A49 reachable at a short distance connecting to the wider motorway network. Direct lines to London can be accessed from Worcester.

Schooling in the area is very good with primary and secondary schooling in Tenbury Wells and for the private sector there is Moor Park, Abberley Hall and Hereford Cathedral.





Holmfields

Total Area (1.44 ha / 3.56 ac)

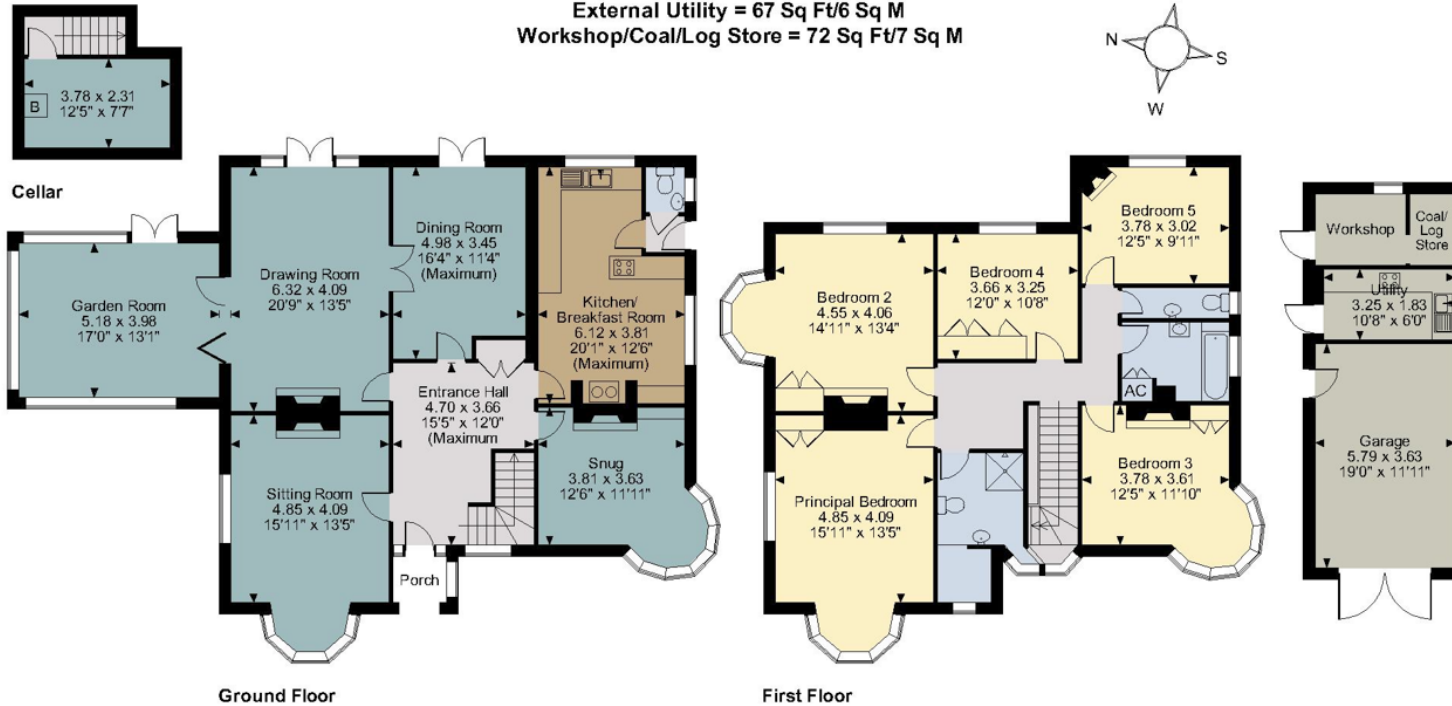
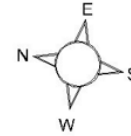
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Holmefields
Approximate Gross Internal Area
Main House = 2907 Sq Ft/270 Sq M
Garage = 226 Sq Ft/21 Sq M
External Utility = 67 Sq Ft/6 Sq M
Workshop/Coal/Log Store = 72 Sq Ft/7 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Directions: From Tenbury Wells, follow signs for Leominster. Continue over Oldwood Common and proceed for around 2.6 miles continuing through St Michaels. Turn right down Hayes Lane. Continue along here for around 0.5 of a mile and find Holmefields on your right hand side indicated by its name plaque.

What3words - announce.cools.marble

Local Authority: Malvern Hills

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Council Tax: Band G

Wayleaves, easements and rights of way: The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated January 2022. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX