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Owens**

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**Penny Patch, Brilley,  
Herefordshire, HR3 6JW**

Stone Cottage in idyllic surroundings  
with development potential

**Guide Price £425,000**



## LOCATION

Brilley is a small village sitting on the border between England and Wales. It is about 5.7 miles south of Kington, 6.3 miles north of Hay-on-Wye and 20 miles north-west of Hereford.

The attractive elevated settlement is surrounded by meadows, orchards, and ancient woodlands with far-reaching views of the Black Mountains. The local church of St Mary's dates from the 12th Century and the village hall hosts a varied programme of local events. Brilley is due south of Hergest Ridge and Offa's Dyke which offers unrivalled opportunities for walking.

The neighbouring town of Kington retains thriving livestock, food and craft markets. In addition it caters for a wide range of cultural and leisure pursuits. This includes an attractive riverside cricket ground, and an 18 hole golf course, reputed to be the highest in England. There is a local Primary School in the town centre, and close by the Lady Hawkins Secondary School, both of which are rated "Good" by OFSTED.

Just over the border lies the town of Hay-on-Wye, boasting over twenty bookshops and once described as the town of books. Each year Hay hosts the world renowned literary festival with a programme of visits by internationally known authors and readers.

## DESCRIPTION

Penny Patch is a detached three bedroomed cottage of about 1,330 sq.ft (123 sq.m) probably dating from the 17th century constructed from stone with timber beamed interior, set in half an acre of level garden fronting the village common. (The English/Welsh border is formed by the road immediately outside the property).

The cottage has three reception rooms, a rear kitchen with hall and downstairs bathroom. The stone walls have been exposed with thick plaster walls uncovering the decorative wall beams and lintels. An inglenook fire place is located within the main sitting / dining room and snug.

A vaulted music room has been added to adjoin the original snug around a second stone chimney with wood burning stove. On the first floor there is a large landing area providing access to two bedrooms with dormer windows and above the rear extension a further bedroom and a second bathroom.

The cottage has been improved with double glazing, ledged and braced timber doors, conservatories and two high quality solid fuel stoves, one of which provides the main form of central heating. The staircase has been repositioned which creates a spacious landing room which is used as a study or extra bedroom.



## ACCOMMODATION

### Front Porch 3'4" x 6'7" (1m x 2m)

Tiled floor, UPVC windows and front door, vaulted ceiling with close boarding and pendant light. The original wooden front door leads into the property.

### Sitting/Dining Room 11'9" x 23'5" max (3.6m x 7.1m)

Immediately inside the front door there is a large mat well and close carpeting on the concrete floor. UPVC windows are on either side of the door, and the ceiling is formed from exposed timber joists. An attractive stone inglenook fireplace forms a feature with stone hearth on which is mounted a solid fuel Eco Boiler that provides the heating to the radiators. An open tread carpeted staircase leads to the first floor. The kitchen and snug are accessed from the main room.

### Kitchen 7'8" x 12'1" (2.4m x 3.6m)

A fitted kitchen with base units, drawers and eye level display cupboards and marble effect work surfacing. An acrylic sink and draining board with mono block tap, tiled splash back and location for washing machine. Fluorescent central light and radiator. Space for a freestanding electric cooker and fridge freezer. Two UPVC windows. Built in airing cupboard with slatted shelving 2'2" x 2' (0.7m x 0.6m).

### Rear Hall 8'5" x 2'7" (2.6m x 0.85m)

Timber door into rear hall with tongued and grooved pine wood panels and dado rail and cork tiled flooring. UPVC obscured glazed door, central pendant light and built-in hall cupboard 2'2" x 1'6" (0.7m x 0.5m).

### Downstairs Bathroom 7'5" x 6'8" (2.3m x 2.1m)

Timber door, carpet floor tiles, two tone wall tiles and pine dado rail. Extractor fan and central light, cast iron panelled bath and wall mounted electric shower with shower curtain. Pedestal wash hand basin, mirror with lights, shaving point and low level WC. UPVC window with obscure glazing.

**Snug 11'8" x 7'8" (3.6m x 2.4m)**

Timber framed obscure glazed door into the snug, close carpeted with UPVC window and exposed ceiling beams, spot lighting and stone hearth open sided fire place with log burning stove.

**Music Room 15'4" x 11'8" (4.7m x 3.6m)**

With vaulted ceiling with exposed purlins and rafters and stone fire place shared with the snug. Two UPVC windows and a rear UPVC door into a rear conservatory. Pendant light and wall lamps.

**First Floor Landing Area 9'1" x 9'1" (2.8m x 2.8m)**

Stairs to first floor, close boarded timber flooring and dormer window facing south-east. Vaulted ceiling with exposed purlin, timber doors into:

**Main Bedroom 11'0'4" x 9'8" (3.2m x 3m)**

Timber door, pine close carpeted boarded floor, and built in wardrobes 2'2" x 10'4" (0.7m x 3.2) and pendant light. UPVC dormer window.

**Bedroom 2 8'2" x 12'1" (2.5m x 3.7m)**

Timber door, close carpeted flooring, window with UPVC window, built-in wardrobes either side of a single bed and a pendant light.

**Upper Landing 8'6" x 3'3" (2.63m x 1m)**

Timber door, close carpeted flooring, timber shelf with wall light. Airing cupboard with hot water storage tank, immersion heater and shelving.

**Bathroom 4'9" x 8'8" (1.5m x 2.7m)**

Boarded flooring, half wall tiles with panelled bath, low-level WC and pedestal wash hand basin with tiled splash back. Mirror, light and shaving point. UPVC obscure window and plain timber door.

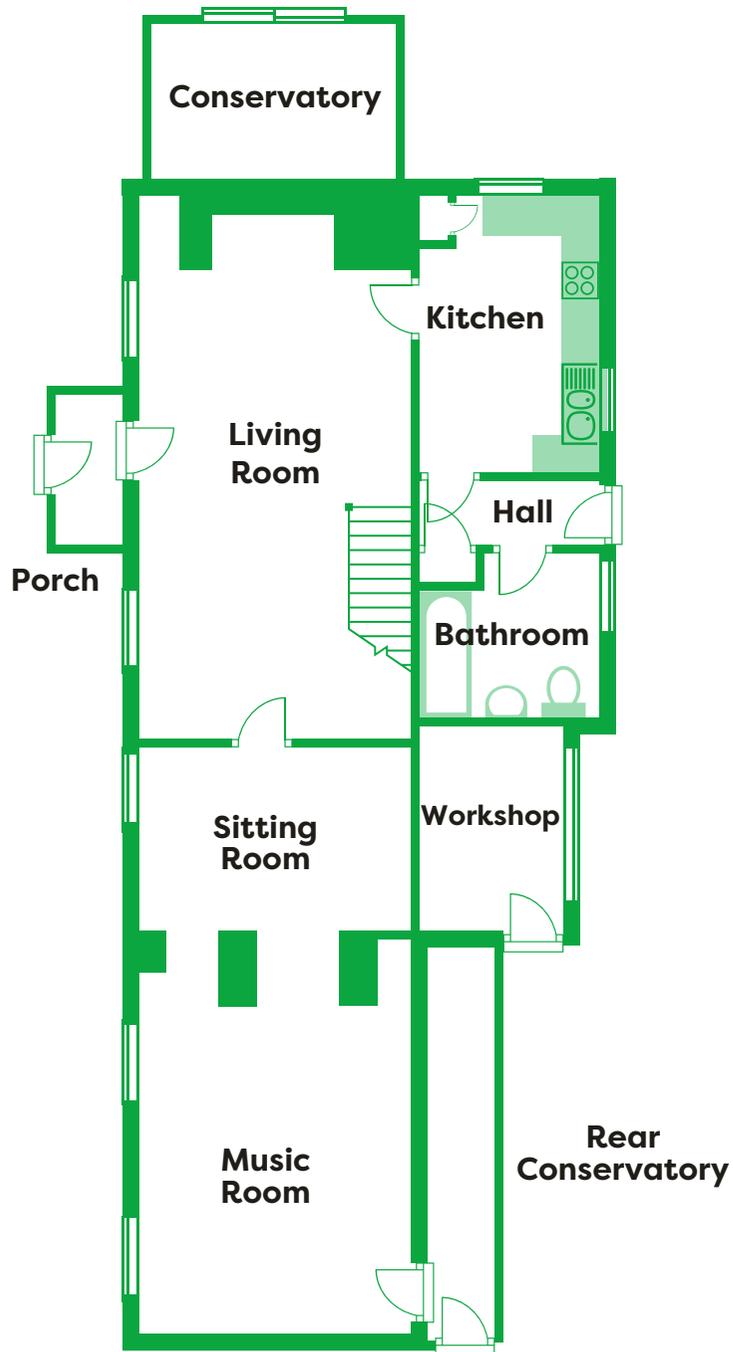
**Bedroom 3 15' x 8'2" (4.6m x 2.5m)**

Timber door, close carpeted double bedroom with built in wardrobe, UPVC window overlooking rear courtyard, long shelf to one side and pendant light.

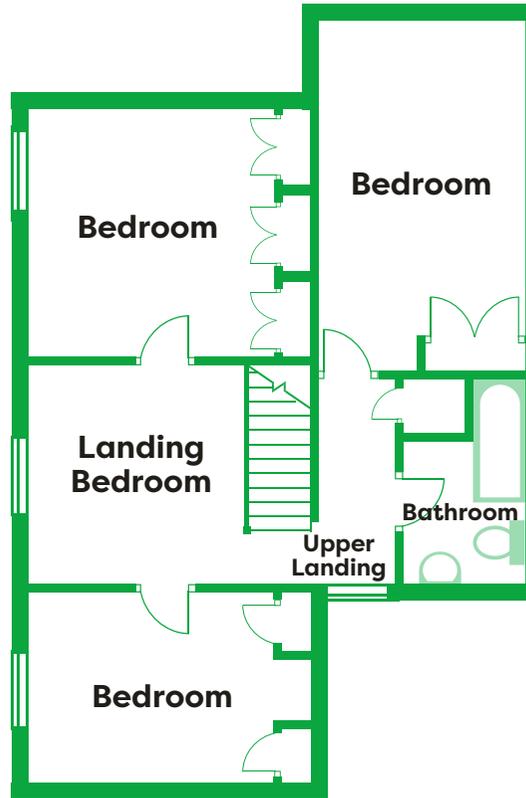
**GARDEN & GROUNDS**

The property fronts the village road with post and rail fence across the front verge and a dry stone wall and gate. An established yew hedge which meets a hedgerow provides privacy. There remains the well with hand pump inside the front gate. The gardens and grounds have been well maintained and improved with formal flower beds, stone curbed paths and areas of lawn with shrubs and trees. To the rear are vegetable patches and remains of an orchard with, fruit trees and a courtyard with hedge forms the north-west boundary. A vehicular five bar gate access to parking area which divides the garden. There is a pond in the far corner.

## GROUND FLOOR



## FIRST FLOOR



## OUTSIDE BUILDINGS

### Conservatory 7'5" x 12'1" (2.3m x 3.7m)

A glazed conservatory with vertical blinds and double sliding doors, built on a raised paved concrete terrace. Electric power and light fittings. Adjacent to the conservatory is a wooden pergola on the south elevation of the cottage.

### Fuel Store 6'8" x 9'1" (2.1m x 2.8m)

Single storey building with covered access, pedestrian door and side windows. Situated behind the cottage adjacent to the courtyard.

### Workshop 7'5" x 9'5" (2.3m x 2.9m)

Rendered single storey building with corrugated iron roof, obscure windows and pedestrian door. Fitted wall cupboard. Electric power and light.

### Conservatory 3'9" x 14'7" (1.2m x 4.5m)

At the rear of the house behind the music room. With timber framed windows, internal exposed timbering, obscure glazed door and a corrugated Perspex roof. Fitted with electric light.

### Former Pig Sty Store 13'4" x 6'5" (4.1m x 2m)

With corrugated iron pitched roof, stone walls and floor with stable door. Electric power and light.

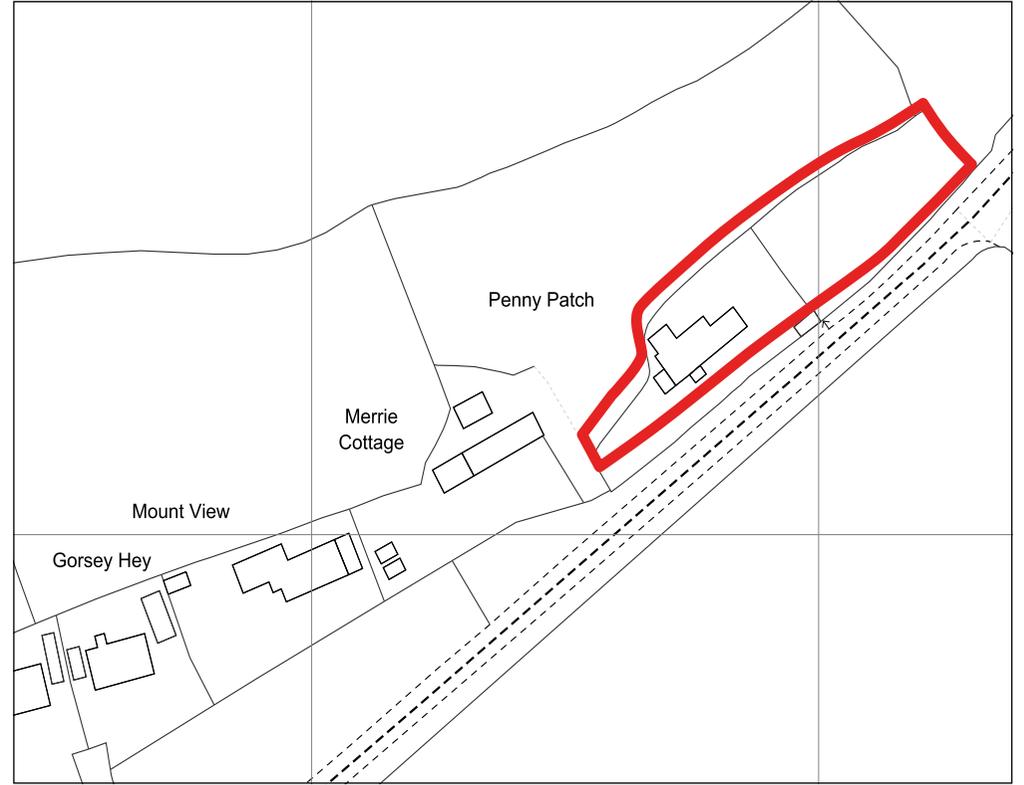
### Green Houses

There is a timber potting shed and a steel framed green house within the garden.

## DEVELOPMENT POTENTIAL

The orchard has development potential subject to planning.







### Services

Mains electricity, mains water and private septic tank. Solid fuel central heating.



### Council Tax

The Council Tax Band is E which is currently £2,263 per annum from Herefordshire Council. The Water rates are £227 per annum from Welsh Water.



### Anti Money Laundering (AML)

A successful bidder will be required to provide information to satisfy the AML regulations when Heads of Terms are agreed.



### For Sale by Private Treaty

Guide Price £425,000



### EPC

Band G. <https://find-energy-certificate.service.gov.uk/energy-certificate/0483-3028-2203-1087-3200>



### Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

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