



Belgate House

Herefordshire

Enjoying spectacular views, this impressive and beautifully finished country house is surely one of Herefordshire's finest.

Belgate House, Shobdon, Herefordshire, HR6 9NJ

Shobdon 1.7 miles, Leominster train station 9.8 miles, Ludlow 14 miles, Hereford 20 miles, Worcester 36 miles, M50 (Jct 7) 38 miles, Shrewsbury 39 miles, Birmingham Airport 65 miles, Cheltenham 50 miles, London 155 miles

Features:

Entrance porch with Victorian tiling | Reception hall with oak flooring | Drawing room with marble fireplace, wood burning stove and double doors to the sun terrace | Library with feature fireplace and double doors to the sun terrace | Open plan living areas comprising sitting, dining and snug areas with original shutters, bespoke mahogany joinery and marble fireplaces

Unique two-storey orangery with a bespoke, first floor walkway leading into a seating area and a wall of glass framing the view | Superb handmade kitchen with mahogany units, granite worktops, electric three oven Aga with additional electric oven and hob unit attached, and double doors opening to the courtyard | Utility with freestanding island, Belfast sink, bespoke painted fitted units, Teak worktops, space for two washing machines and a tumble dryer

Walk-in larder with Belfast sink and fitted units | Generous bootroom | Large cloakroom | Office with interior and exterior access | Cellar | A principal bedroom with 2 en suites offering a bathroom and a shower room, and a lavish dressing room with gorgeous, bespoke joinery | 4 Further double bedrooms, each with their own character and 3 with well-appointed en suite facilities | A family bathroom | Seating area to the end of the main corridor which leads to the upper floor of the orangery | Potting shed | Swimming pool with changing room and shower | Courtyard | Stables | Two large barns | Various outbuildings | Landscaped gardens, paddocks and grounds of just over 9 acres | EPC rating E





The property

A very special country residence, completely restored and considerably extended to create an impressive six bedroom home, with numerous reception rooms, indoor swimming pool and much more, set in some nine acres of grounds and outbuildings, with sensational far reaching views and an exceptional degree of privacy. Belgate House has been renovated, remodelled and vastly improved by the current owners to provide flexible accommodation, high quality bespoke fittings, all presented to an excellent standard with well-proportioned rooms throughout, having been thoughtfully and individually decorated to create this unique family residence. The extent of work undertaken during the renovation is a credit to the owners. All services (electrical, plumbing, heating, water, baths and cloaks, etc) have been fully replaced. This property is truly a one-off - a unique country residence - and viewing is certainly recommended to fully appreciate this lovely home. Belgate House further benefits from not being listed, thus enabling considerable scope for further development (subject to permissions) if required.

Outside

The property is located in an enviable elevated position at the end of its own long private drive accessed from a small country lane, with no near neighbours and located two miles from Shobdon village. The house stands centrally in its well fenced grounds and comprises formal gardens, south facing sun terraces, two enclosed courtyards, stables, grazing, small orchard, woodland, substantial parking areas and a wide range of useful outbuildings, each with considerable potential. Wonderful views are enjoyed from all around the property, both from the house and the grounds. The nearby woods and fields provide further panoramas of the surrounding countryside for miles around.

Approaching the property, the main drive splits into two and continues around the rear of the house and outbuildings, providing easy access to all land and buildings, before re-joining the main drive. The main tarmacked drive leads to a large gravel parking and turning area in front of the house, the secondary drive leading to the main barns and substantial further parking areas.





There are various paddocks for grazing and the formal gardens lead to a ha-ha overlooking the front paddock and panoramic countryside.

Outbuildings

Enclosed main courtyard: Slate paving. Belfast sink, old well, raised beds and climbers against Pool House wall.

Potting Shed: Slate paving. Belfast sink. Door to south terraces.

Swimming Pool: Swimming pool with automatic retractable cover, vaulted ceiling with exposed oak timbers, double doors to sun terrace, internal changing room with WC, wash basin on unit, shower cubicle with wall mounted shower and heated towel rails.

Swimming Pool Plant Room: Full facilities, including Heatstar swimming pool air and water circulation system, filter, pump and chemical treatment.

Second enclosed courtyard: Old Victorian bath planted, raised bed, “muddy dogs / boots” hosing station, steps to Boiler house and back drive. Steps down to main courtyard and door to boot room.

Gym/Store Room: Large, high ceiling room, renovated, with heating.

Greenhouse and fruit cage, adjacent to the small orchard.

Stone Dovecote: Currently unoccupied, with wood store below.

Boiler House/Control Room: Incoming fresh water, pressurisation, UV filtration, 2 oil central heating boilers and pumps, control systems.

Detached Stable Block: Two stables and adjoining feed/tack room. Fenced and partitioned paddocks.



Barns

Two interconnecting traditional oak framed barns, with wood burning stove, kitchenette and WC, plus a large steel frame barn also interconnecting, with double access doors to grounds. These oak barns have an abundance of character and huge potential for conversion into additional accommodation, any number of other uses, or even a separate property (subject to the relevant planning consents).



Location

Shobdon village is situated in the glorious north Herefordshire countryside, with a selection of amenities including a post office/convenience store, primary school, and the unique and fascinating Shobdon Church. Leominster is about 9 miles west and the historic town of Ludlow is c.14 miles to the north west, whilst the city of Hereford is some 20 miles to the south. All are within easy reach, on uncongested local roads. They provide a wide range of amenities, including main brand supermarkets and rail links to the rest of the country. Good Private and State schooling is to be found throughout the area. Hereford, being both the County Town and a City, provides the expected wide variety of services, as well as the world famous Hereford Cathedral, home to the Mappa Mundi. The property is within easy striking distance of networks of footpaths, bridleways and country lanes, providing easy access to the rolling north Herefordshire countryside, and numerous areas of forest and woodland, as well as the lovely Shropshire Hills AONB. The Welsh coastline at Aberystwyth is about 65 miles west.

Directions

Using the app 'what3words' type in: coaching, slanting.mentioned. Or most Satnavs (using HR6 9NJ) will steer direct to the property.

General

Local Authority: Herefordshire Council

Services: Superfast broadband available, Oil central heating, private drainage, mains water, mains electricity. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

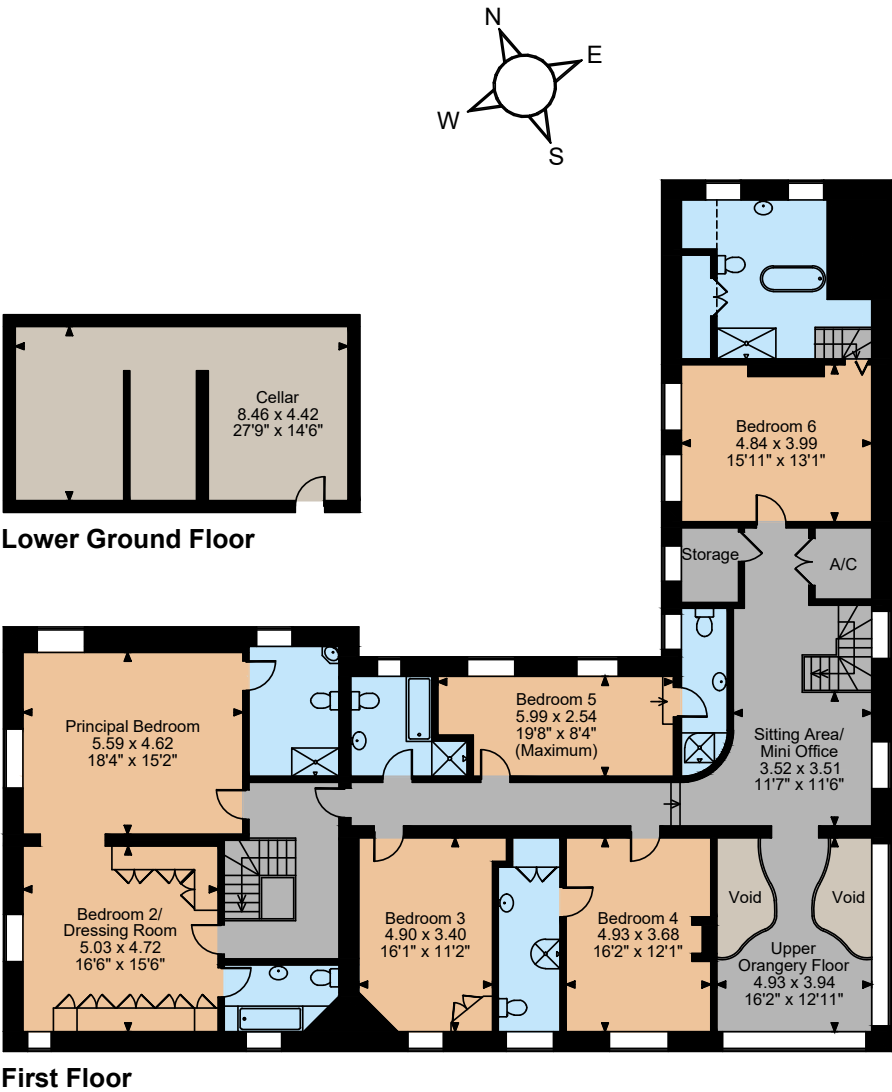
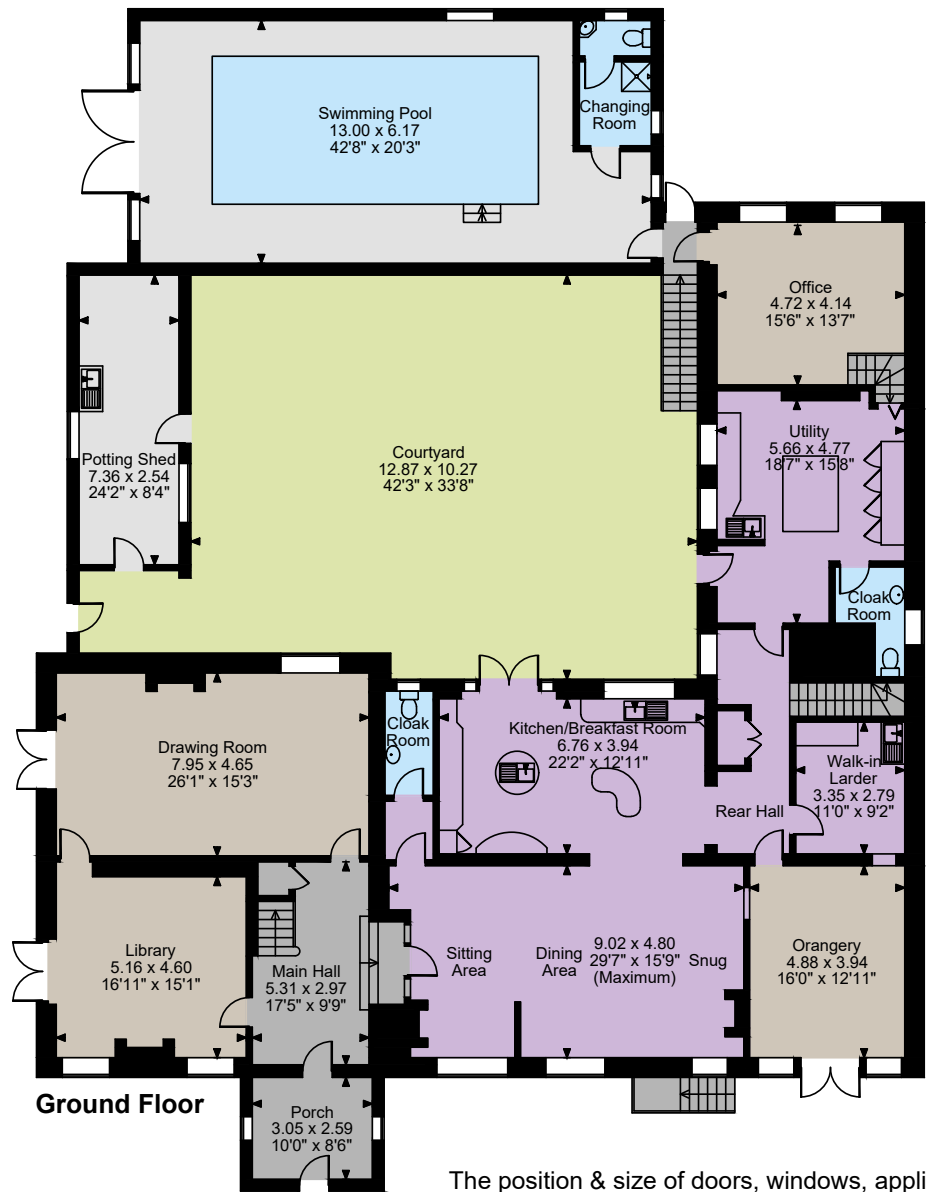
Agents' notes: There is a footpath to the western boundary. It is not visible from the house.

Guide Price: £2,250,000





Belgate House
Main House internal area 5,900 sq ft (548 sq m)
Pool Building internal area 863 sq ft (80 sq m)
Potting Shed internal area 201 sq ft (19 sq m)
Quoted Area Excludes 'External Courtyard'



The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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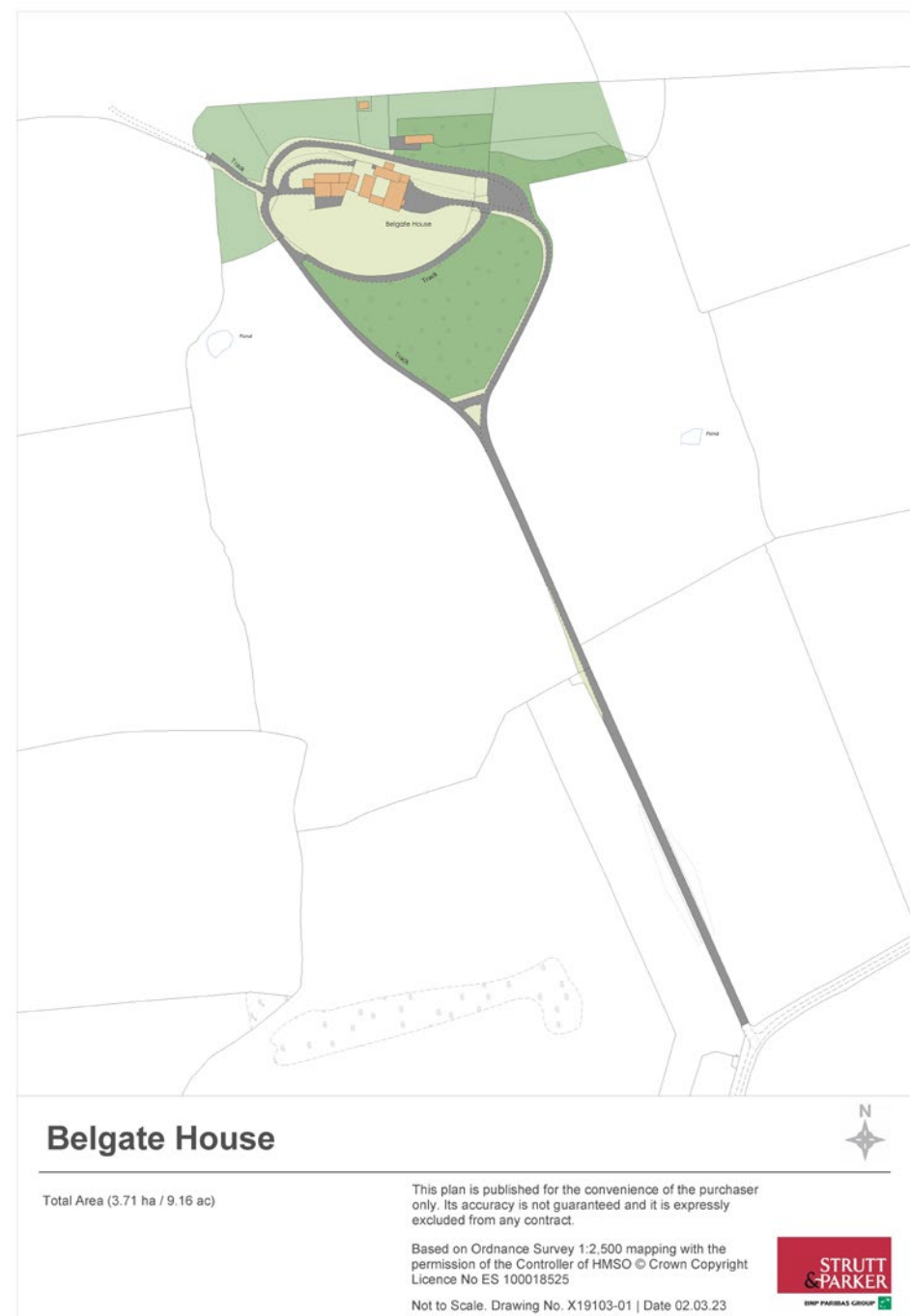
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