



MERBACH HOUSE  
Bredwardine HR3 6DE



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In an elevated position and set in just under 13 acres of unspoilt wildflower meadows and ancient woodland which provide a haven for wildlife, a practical and individual detached house, along with garaging and a spacious one-bedroom annex.

**Guide Price £850,000**

**Situation and description**

This lovely country property occupies an elevated rural position on the side of Merbach Hill, with far reaching views over the River Wye and open farmland to hills in the distance. There are excellent walks right on the doorstep. The hugely popular market town of Hay on Wye lies only 6 miles away and has become a world famous destination for tourists and book lovers with its annual literary festival. The town also offers an excellent array of cafes and restaurants as well as shops, canoe centres, a wonderful small cinema and much more. Hay also acts as the gateway to the Black Mountains which are part of the Brecon Beacons National Park. More extensive facilities and services can then be found at the Cathedral City of Hereford (14 miles), which also offers a mainline train station.

Merbach House is a unique country property which has been significantly and sympathetically improved, with the environment and energy efficiency in mind, including the installation of an air source heat pump, 14 UK solar panels, power diverter and reclaimed radiators. The house is double glazed and features exposed modern joinery from reclaimed timbers. There are fine views over the surrounding land and beyond from many of the windows, as well as a lovely master bedroom and two double bed guest suites. Close to the house, a large, detached garage includes a first-floor one bedroom annex which is ideal for a teenager or guests and offers the potential to create a useful income. The gardens and land are a delight to explore and climb the hillside above the house. With a diverse array of wildlife from butterflies to fallow deer, they include four individual fields and a central area of woodland.

On arrival at the property, a front door leads into a reception hall with tiled floor, half panelled walls and cloakroom incorporating a useful cupboard for coats. A study then offers a quiet space to work and has a similar tiled floor, built-in storage cupboard and glazed oak doors giving direct access to the gardens. The spacious living room is then approached by double doors and has

a stone fireplace with fitted wood burner at one end, tiled floor and windows which flood light into the room and enjoy views over the gardens and land as well as glimpses over the Wye Valley.

A staircase from the hall leads up to a half landing and then to a stylish and practical kitchen/breakfast room, with windows on two sides. The room has plenty of character with exposed ceiling timbers, a former bread oven and flagged floor, all blending with a modern kitchen which offers extensive cupboard and drawer space, built in full height Miele fridge and freezer, built in oven, Miele induction hob with central extractor, Belling dishwasher and pull-out pantry cupboard. In addition, there is a useful breakfast bar, deep fill sink and plenty of recycled glass worktops. The kitchen is supported by an adjoining boot room/utility which offers further cupboard space and has a stable door to outside.

From the landing, access can also be gained to a guest suite which includes a double bedroom with windows on three sides and direct access to the gardens, a dressing area with fitted wardrobe space and a well-equipped shower room. A staircase then continues to a second-floor landing which has a vaulted ceiling and large roof light. Here access may be gained to a second study or fourth bedroom which enjoys far reaching views, a wooden floor and a fitted triple wardrobe.

A sitting room then offers plenty of space and character with a wooden planked floor, stone fireplace at one end with wood burner and oak windows on two sides with delightful and far-reaching views.

A final staircase then continues to a third floor where there is another very comfortable double guest suite with wooden plank flooring, triple wardrobe, ensuite shower room and lovely views over the gardens to woodland beyond.

A master suite then completes the accommodation and again is full of character with a vaulted timbered ceiling, windows on two sides, wooden floor, dressing area with two sets of double wardrobes and en-suite bathroom with bath and separate shower.



## Outside

The property is one of a small cluster of individual houses that lie just off the B4352 and are approached by a right of way over a private lane. Lying on the side of Merbach Hill this versatile property is then approached by its own private driveway to a large parking and turning area to the front of the house.

A detached modern brick and block garage measures 28'4 x 23'9 and offers plenty of storage space with an up and over door to the front, power points and lighting.

Above the garage and completely self-contained, is a comfortable one-bedroom annex. Ideal for a variety of uses, it offers spacious one bedroom accommodation with a shower room, large living space, and adjoining kitchen area. To the rear of the garage there is a useful woodstore and at one end of the house an external plant room (8'x 4'10) houses a pressurised hot water cylinder as well as a water filter and GivEnergy solar battery which has recently been installed and can be purchased separately if required.

The gardens and immediate grounds are then a particular feature and afford Merbach House privacy and protection. Surrounding the house there are lawned areas with well stocked borders and a variety of trees and shrubs including twenty fruit trees, apple, plum and pear. A productive vegetable garden is surrounded by picket fencing and includes a soft fruit section and herb bed. Pathways lead around the house passing a sun terrace and attractive stone walling. Picket fencing then protects 14 solar panels. Just above the house, sits a securely fenced chicken enclosure with brick based, wooden cladded henhouse with a feed store at one end, with power and lighting (25'x 9'3). In the paddock above there is a smaller house for sheep and goats.

The land rising behind the house also includes four fields divided by a wooded stream with direct access from the lane to one of the enclosures which has a corrugated pole barn (17 x 13') overall. Full of wildlife, the pasture and woodland are a nature lover's delight with a wide variety of flora and fauna on display. There are an array of birds from woodpeckers to red kites as well as fallow and muntjac deer and a large variety of butterflies. As you walk the land the views over the Wye Valley become increasingly more spectacular.

As a whole, the property is private and offers a rare opportunity to buy a well thought through house in a tucked away location, yet only a short drive from a bustling market town and amenities.





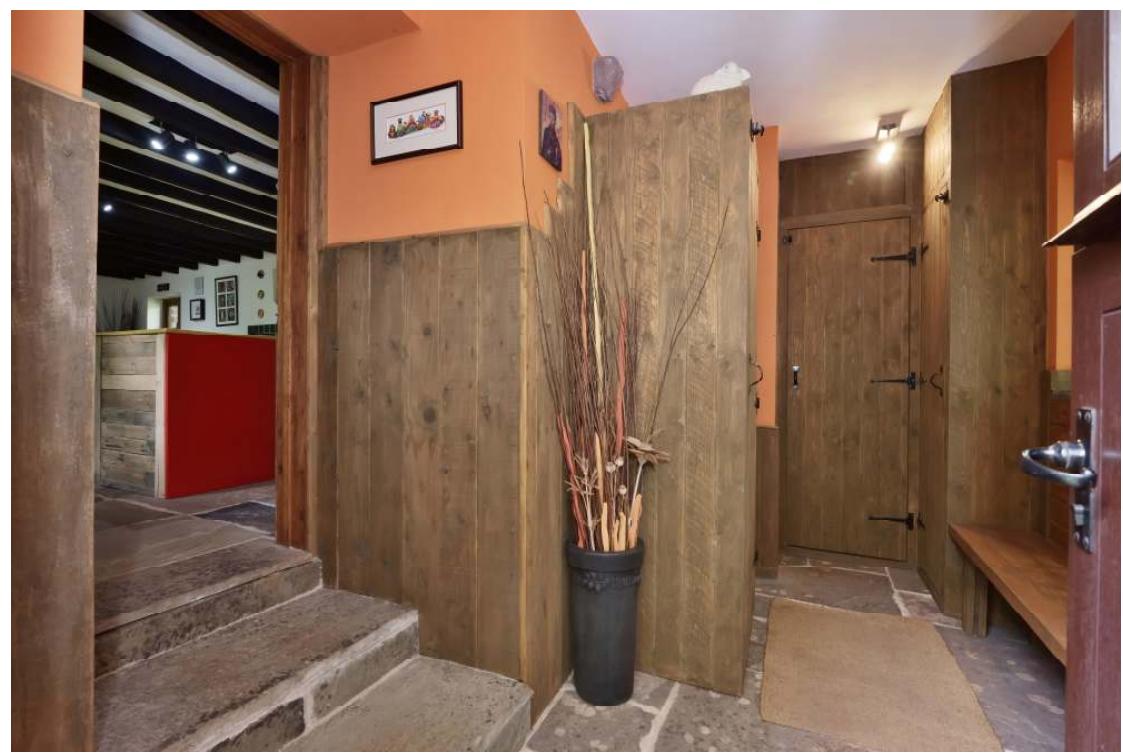
Reception Hall / Study/ Living Room







Kitchen / Breakfast Room / Boot Room





Guest Suite / Second Study or Fourth Bedroom





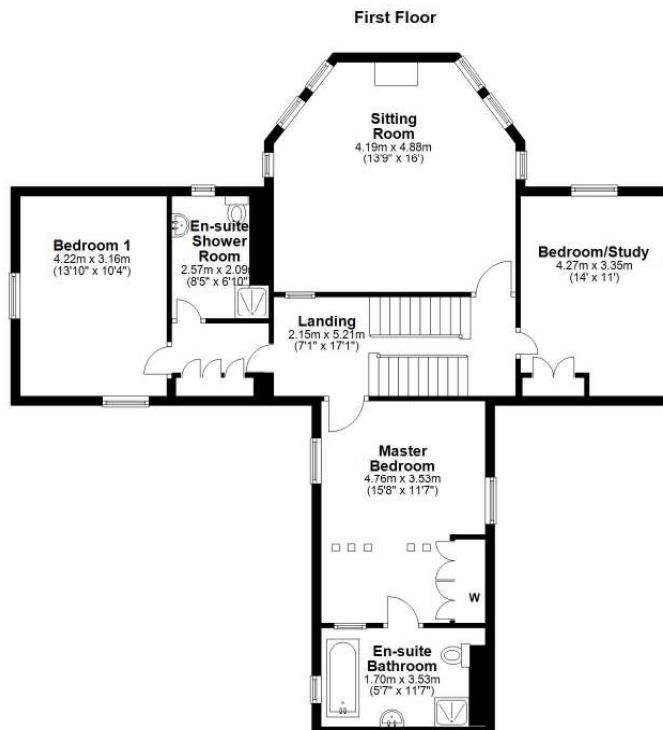


Second Guest Suite/ Master Bedroom





## Main House



Total area: approx. 198.8 sq. metres (2139.6 sq. feet)  
 Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
 Plan produced using PlanUp.

# Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

[sales@brookesbliss.co.uk](mailto:sales@brookesbliss.co.uk)

[brookesbliss.co.uk](http://brookesbliss.co.uk)

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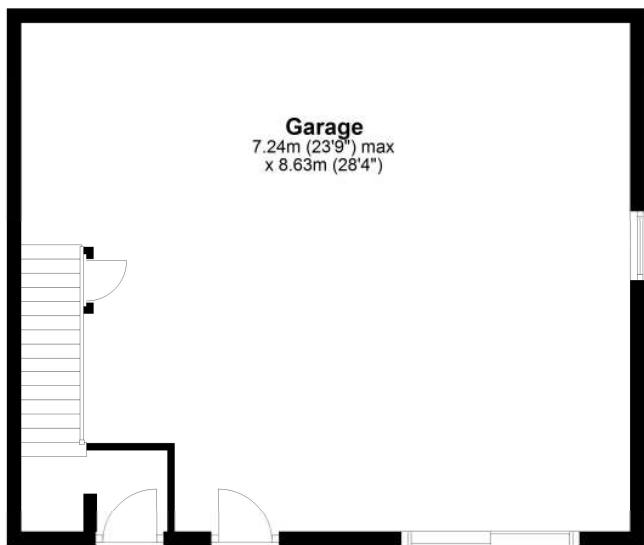


One-bedroom Annex



# Garage and Annex

Ground Floor



Total area: approx. 125.7 sq. metres (1352.5 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
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First Floor



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## Services and Considerations

Mains electricity  
Private drainage to a septic tank

Private water supply

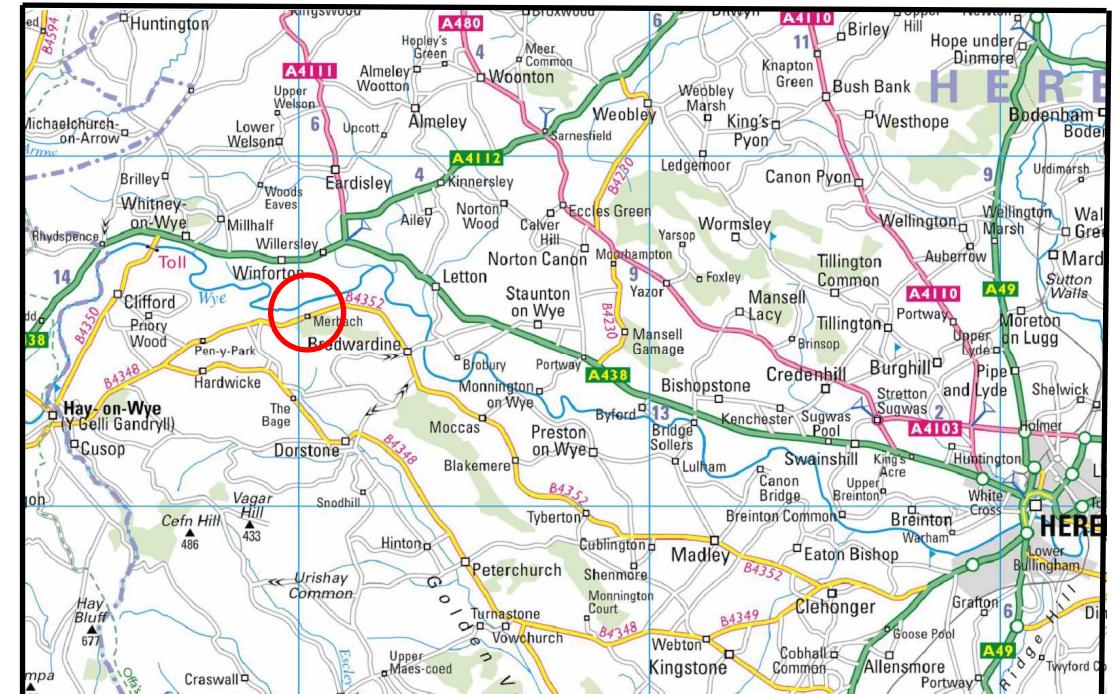
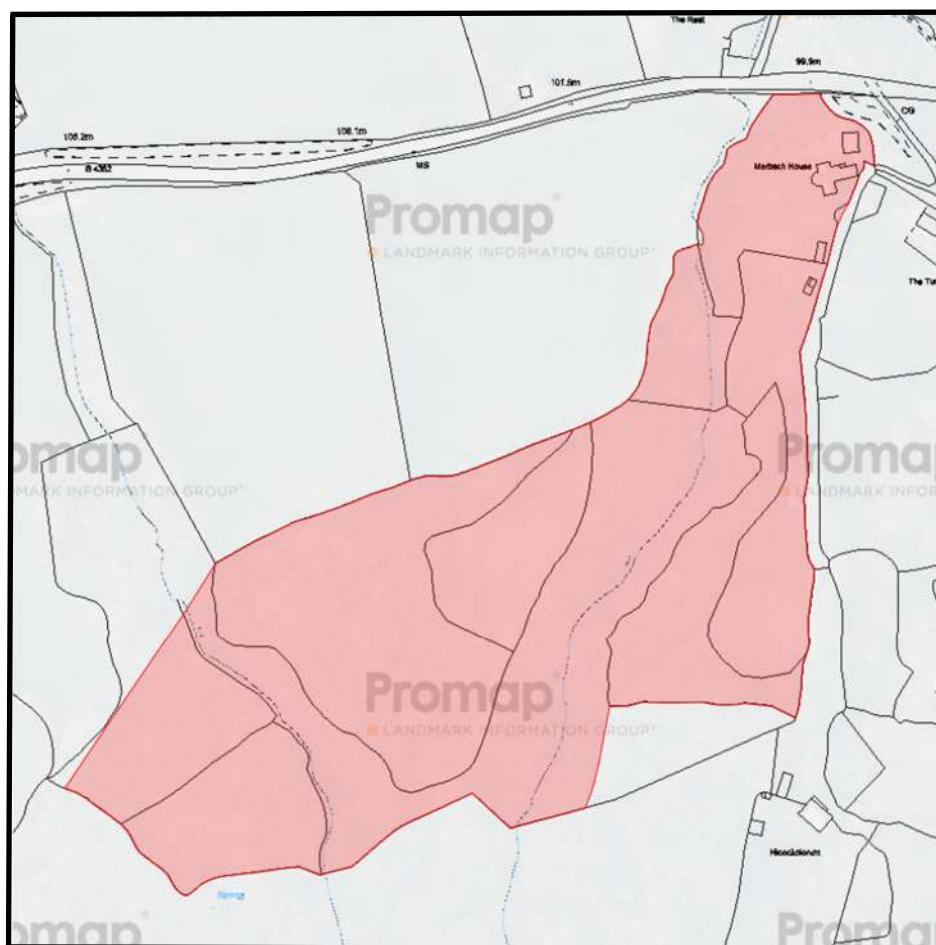
Council Tax Band E

EPC rating D 63/83

Mobile Phone Coverage 4G inside and out (Vodafone)

Broadband BT, Fibre Broadband, 24 Mbps

Merbach House is not ideal for equestrian use



**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order.

## Directions

What three words //forgotten.possibly.riot

From Hereford take the A438 towards Brecon and proceed for 10 miles passing the village of Staunton on Wye. Take the next left turn towards Bredwardine, Peterchurch and Hay on Wye and continue over the bridge to the crossroads. Turn right for Hay on Wye and continue this road for approximately 2 miles. On entering a small, wooded area turn sharp left and then bear right to Merbach House.

