



MILKWOOD

Hay on Wye HR3 5PL











# Milkwood

Hay on Wye, Herefordshire HR3 5PL

A very individual Gentlemen's residence, on the edge of the highly desirable market town of Hay on Wye, offering spacious living accommodation throughout, all set in established gardens and land extending to approximately 7 acres.



“Elegant living in rural Herefordshire”

Guide Price £1,100,000

**MAIN HOUSE:** Reception hall, study, reading room, sitting room, dining room, kitchen with breakfast room, utility room and cloakroom. Five first floor bedrooms, en suite and family bathroom.

**OUTBUILDINGS:** Former coach house with stable, tack room, hay storage, garaging and annex potential; garage with inspection pit and modern steel frame workshop/garage.



### Situation and Description

This individual house lies on the western edge of the ever popular and bustling market town of Hay on Wye, which lies on the Welsh Marches in the heart of the beautiful Wye Valley. A favourite destination for walkers and outdoor enthusiasts, Hay also provides a gateway to the Black Mountains and Brecon Beacons National Park. The town itself provides an array of individual shops, a cinema, theatre and a number of pubs and restaurants and became famous as the 'largest second-hand bookshop' in the world. It now hosts the highly regarded and influential Hay literary festival which attracts visitors and speakers from all over the world. More extensive facilities are available at the cathedral city of Hereford (21 miles) and the larger town of Brecon (15 miles).

Milkwood was built in the 1920s to an individual commissioned design which created a very impressive, detached house. The accommodation is comfortable and practical and is laid out over two floors with many of the rooms enjoying attractive views over the gardens and surrounding countryside. Throughout the house there is a feeling of light and space and many original features still remain. The house is now either double or secondary glazed and includes all fitted carpets and oil-fired central heating and has been well maintained by the existing owners. The gardens and grounds compliment the property beautifully, and an impressive former coach house offers huge potential to create annex accommodation if needed, or would provide a substantial home office, with further buildings providing excellent additional space.

Approached from the lane by its own private double gated entrance, the main drive sweeps around to the front of the house. Here double hardwood front doors lead into a large entrance porch with tiled floor with matching doors opening into an impressive formal reception hall with a high ceiling, fitted chandelier, fireplace and impressive oak staircase rising to a galleried landing above. The hall gives access to a useful cloakroom and to a very comfortable drawing room which has a dual aspect with large bay windows overlooking the gardens. There is a fireplace with fitted gas fire for those colder evenings, wall lights and an archway to a sunroom or reading room, ideal for relaxing, with a delightful outlook over the main gardens. The dining room is again very spacious and perfect for entertaining and has an attractive stained-glass window and a large bay window at one end, brick fireplace and a fitted antique corner cupboard. A useful study provides a quiet space to work and includes a large safe. On the other side of the house a breakfast or family room adjoins a well-appointed kitchen, with plenty of cupboard and working space and a range of fitted appliances, tiled floor and far-reaching views. The ground floor is supported by a good-sized utility room with further cupboard space, a quarry tiled floor, central heating boiler and access to the rear courtyard.

From the main reception hall, a beautiful oak staircase gently rises to the first-floor galleried landing and access to the bedrooms. These include a guest suite or master bedroom with built in wardrobes, reading lights, far reaching views, and an en suite bathroom. The second principal bedroom also has a built-in wardrobe and a lovely outlook over the main gardens. There are three further comfortable bedrooms all supported by a family bathroom, separate shower room and excellent linen cupboards.

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Sizeable sitting room and dining room







Spacious and welcoming reception hall, reading room and kitchen with adjoining breakfast room







Gracious staircase to five double bedrooms and master en suite



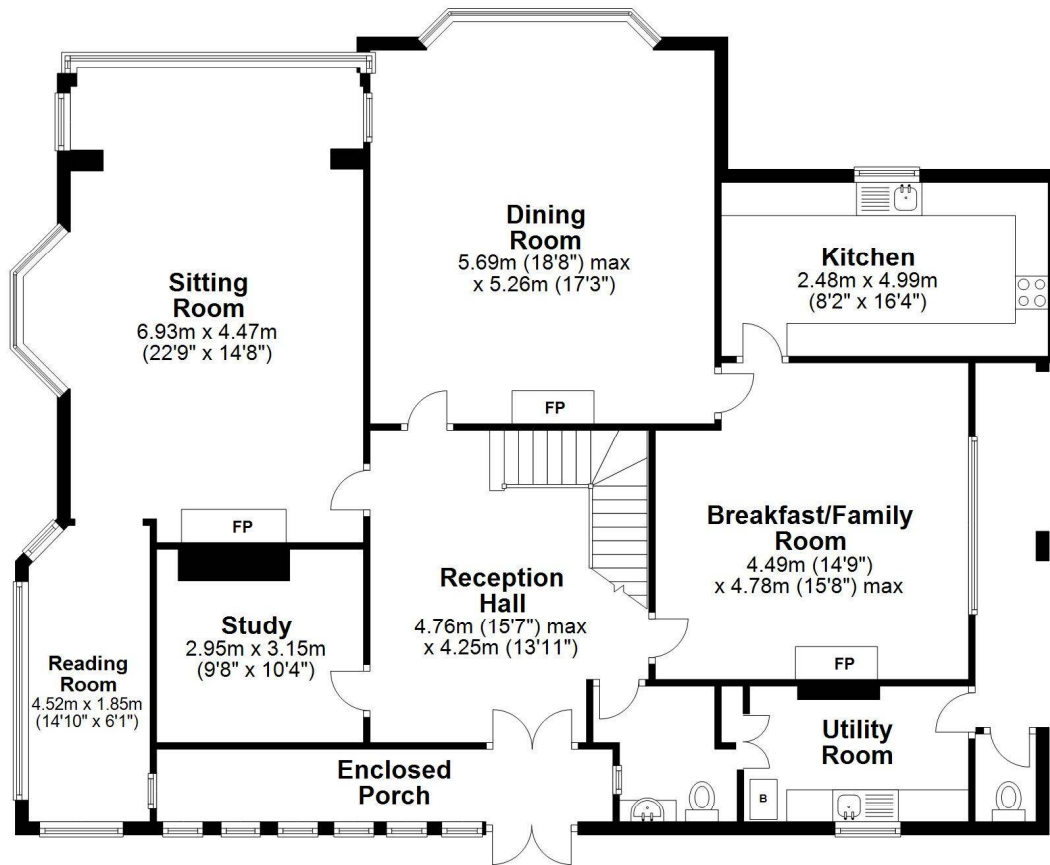




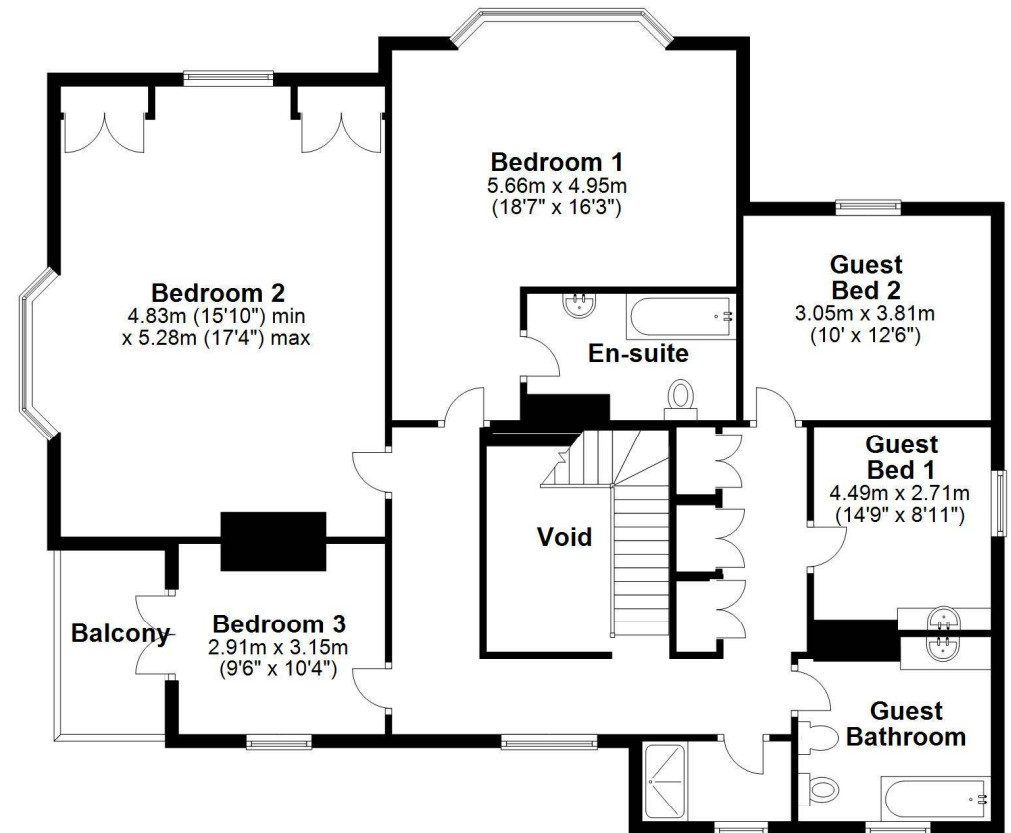
One bedroom benefits from views overlooking the balcony to gardens beyond



## Ground Floor



## First Floor



Total area: approx. 295.7 sq. metres (3182.6 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd  
Plan produced using PlanUp.



**Outside** - From the rear courtyard access can be gained to several very useful outbuildings including further utility space, a WC and cellar. The former Coach House now provides workshop and garage space and offers considerable potential to be converted into annex accommodation or an office subject to approval. The garage measures 5.3 x 4.3m (17'6 x 14' 3) with up and over door and loft above. A workshop has a concrete floor, wall shelving and Belfast sink and measures 5.2 x 5m (17'3 x 16' 6) and the stables 6.5 x 5.3m (21'6 x 17'6) are sub-divided with a drained floor and separate tack room. To the rear is a substantial modern steel framed workshop ideal for the car enthusiast with an adjoining carport perfect for a motorhome, with separate access from the lane.

The gardens and land form a particular feature of Milkwood and lie mainly to the south and east and extend to approximately 2 acres. They comprise large level formal lawns that sweep away from the house with an arboretum at one end with a variety of trees and shrubs. A small ornamental pond and footbridge create a focal point, as does a summerhouse, and the gardens are well enclosed on all sides with evergreen trees and hedging providing privacy. Closer to the house a sun terrace and pergola with external power points make the most of the sunny aspect and creates an ideal space for barbecues. To the rear and hidden from view is a separate and productive kitchen garden with plenty of space for growing vegetables, with polytunnel and garden tool shed.

The pastureland adjoins the gardens and is divided into two main enclosures and extends to just under 5 acres. Ideal for equestrian use or for keeping a small head of stock, it provides a further dimension to this already very attractive house.

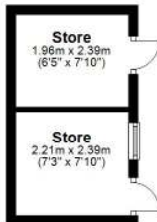
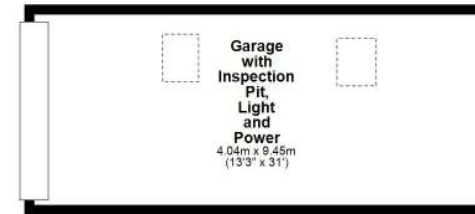
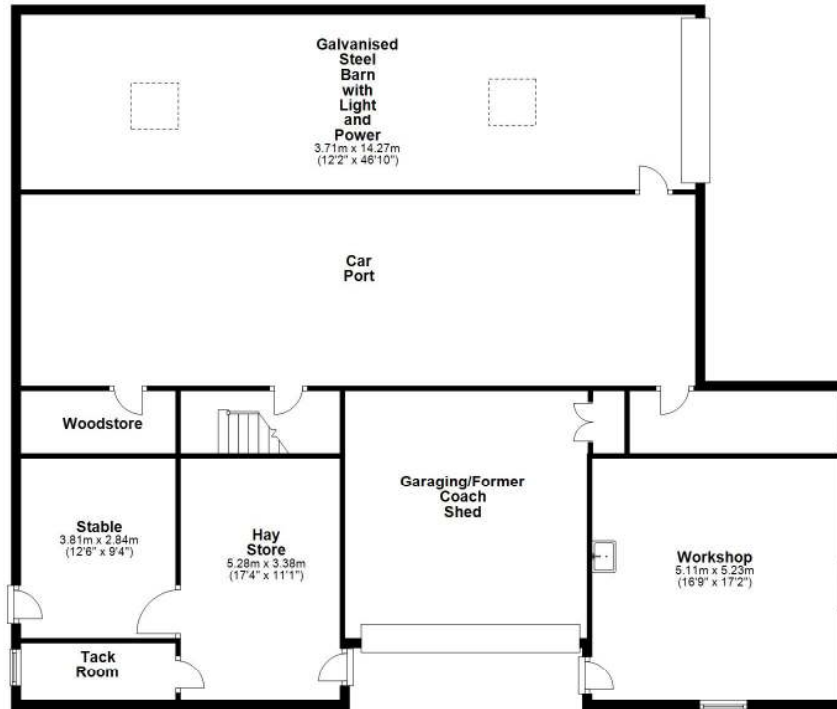


Former coach house, offering further potential

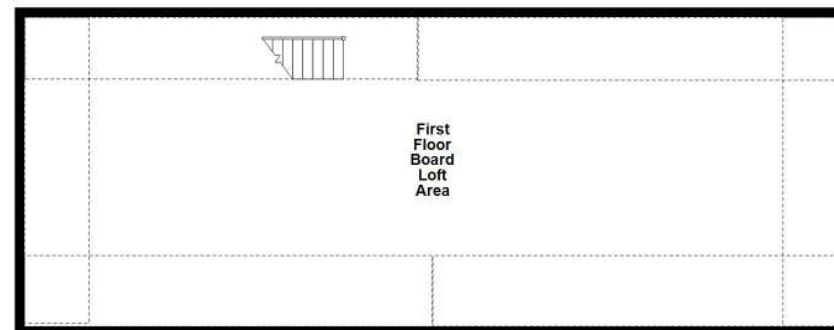




## Ground Floor



## First Floor



Total area: approx. 402.2 sq. metres (4329.0 sq. feet)  
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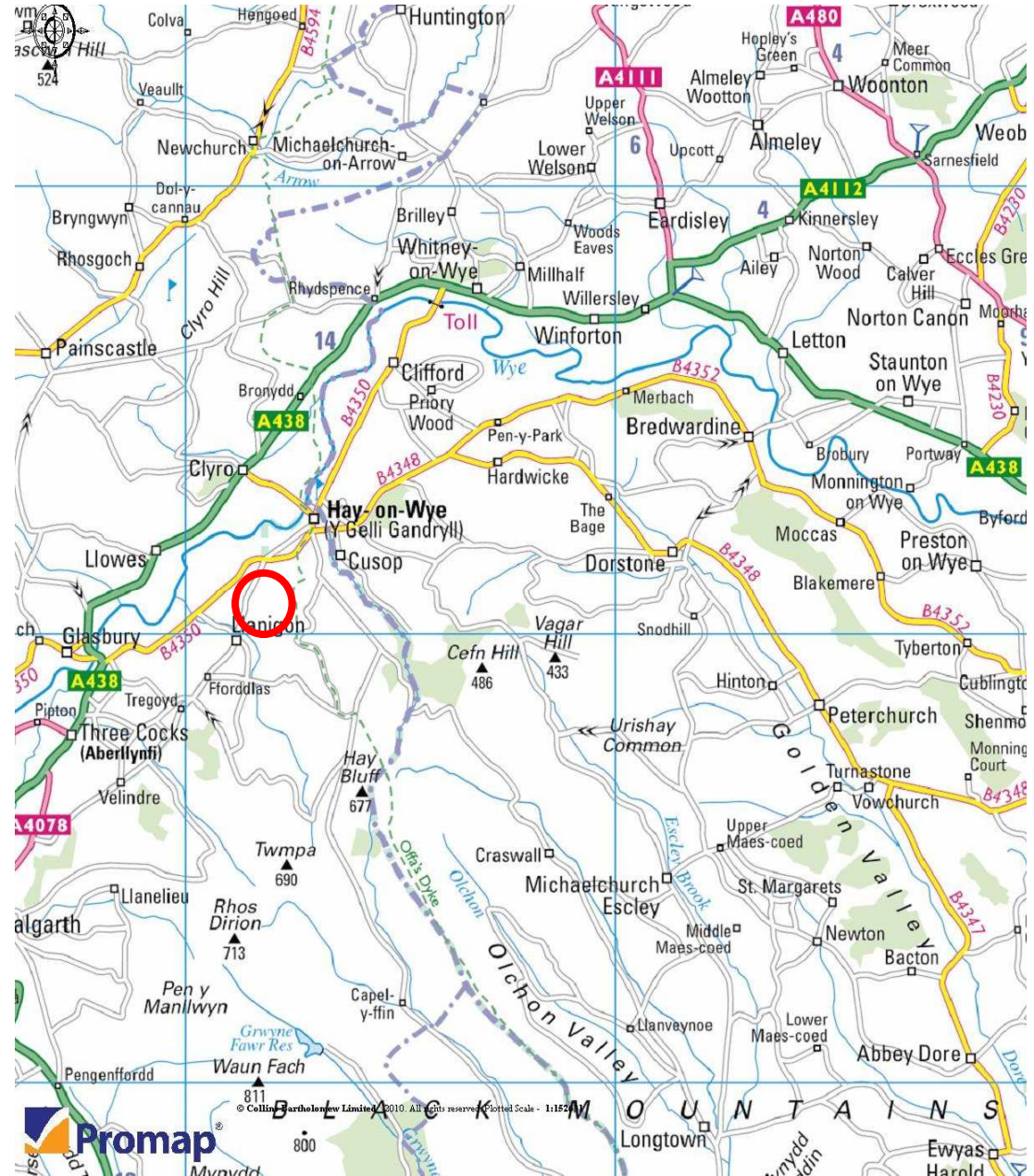
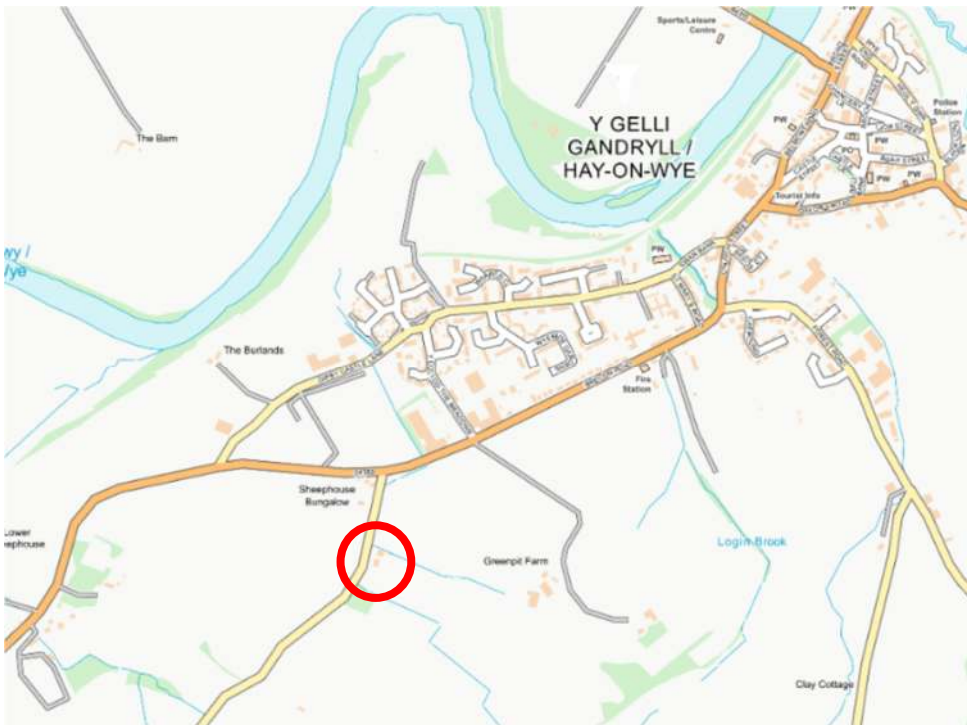


### Directions - What three words: ///benched.rekindle.lushly

From the centre of Hay on Wye take the B4350 towards Brecon passing the Swan Hotel and then the fire station and continue for approximately half a mile. Take the first left hand turning to Felindre and Milkwood is the first house on the left-hand side.

### Services and Considerations

Mains electricity, mains & private water, private drainage, oil fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band tbc. EPC E.



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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)

**rightmove**





Wonderful level gardens with different aspects to explore

