



## THE OVALS

Lyons Hall HR5 3LN







**The Ovals**  
Lyonshall  
Herefordshire  
HR5 3LN

**A very handsome and well-planned country house, enjoying far reaching southerly views, all set in established and extensive gardens which extend to just under 3 acres.**

**Guide Price £850,000**

**Situation and Description**

The Ovals occupies an outstanding position, with extensive far reaching southerly views over its own gardens to farmland. Although easily accessible, the house is hidden from view and is on the western side of the small rural village of Lyonshall. This thriving village has an Anglican church, village hall and a regular bus route to both Kington to the west and Hereford to the south. The nearby Royal George public house is currently being refurbished and due to open at the end of 2019 to include a pub, cinema, village shop and restaurant. The larger centres of Kington, Leominster and Presteigne offer a range of educational facilities as well as shops and services. The area is renowned for its natural beauty and includes some outstanding walks with the famous Offas Dyke path within easy reach. To the south east lies the cathedral city of Hereford with a large array of shops, theatre and train station.

The Ovals itself is a very handsome house which is well proportioned and offers very comfortable living accommodation laid out over two floors. We understand that the current owners refurbished much of the house some 19 years ago but have been careful to retain its general character throughout. The principal rooms all benefit from a commanding outlook over the landscape with many of the first-floor bedrooms also having access out to a large balcony. There is plenty of practical space within the house and a range of outbuildings including a first-floor studio over a former coach house, which could offer ancillary accommodation if required. For the keen swimmer, there is a heated outdoor pool and an area of level garden space to provide a croquet or tennis lawn if required.

On arrival, the front door opens into a very large and welcoming reception hall with fireplace and fitted wood burner, ceiling cornicing, oak flooring and cloakroom. From here a door provides access to a wonderful drawing room with fireplace and large bay window which makes the most of the property's stunning views and also provides access directly to the gardens. There is a separate dining room, ideal for entertaining, with partial oak flooring and double French windows giving access again to the gardens. There is a separate snug which provides a quiet space away from the family, when required, with its own fireplace and fitted wood burner and again attractive southerly views. The large kitchen/breakfast room offers an ideal space for the family to gather with windows on two sides, a quarry tiled floor, four oven oil fired Aga, Corian worksurfaces, double sink and an array of oak cupboards and drawers. This is supported by a utility room and an excellent walk-in larder.

From the main reception hall, an oak staircase rises to a large first floor landing with study or reading space. The master bedroom suite is at one end of the house and has a range of built-in wardrobes and fitted cupboards and again outstanding views over open countryside with direct access to the balcony. The master en suite dressing room benefits from dual aspect and external access to the upper garden terrace. There are a range of wardrobes along one wall and a private bathroom again with a dual aspect. There are two further double bedrooms, also enjoying outstanding views and each with their own access to the balcony both supported by a large family bathroom. A rear landing, with linen cupboard, provides access to two further bedrooms, a small office (or sixth bedroom), bathroom and separate cloakroom.

**Outside**

The Ovals is approached by its own private gated driveway which sweeps around to a large gravel parking and turning area to the front of the house. From here access can be gained to a detached former coach house with doors to the front providing workshop space (18ft x 16ft 5) with a first-floor flat above 18ft 9 x 12ft 6 overall).

There is an excellent modern detached brick built double garage (27ft 3 x 19ft 7 internally) with power and light and twin up-and-over doors, one of which is automatic. There are then a further range of excellent outbuildings providing additional storage and workshop space as well as soft fruit cages. The gardens and grounds form a particular feature of The Ovals and have been a much-loved part of this wonderful house. They extend to just under 3 acres with large formal lawn areas which make the most of the southerly aspect. In the past this area has provided a grass tennis court. There is a sun terrace and patio and an outdoor heated swimming pool (30ft x 15ft). The gardens are particularly delightful in spring and early summer and are interspersed with an array of mature trees, herbaceous and shrub borders. The gardens also create a haven for wildlife and considerable privacy for the house.







Excellent, welcoming reception hall





Drawing room | kitchen/breakfast room | dining room | snug







With large gardens of 2.8 acres | double garage | former coach house | garden storage sheds







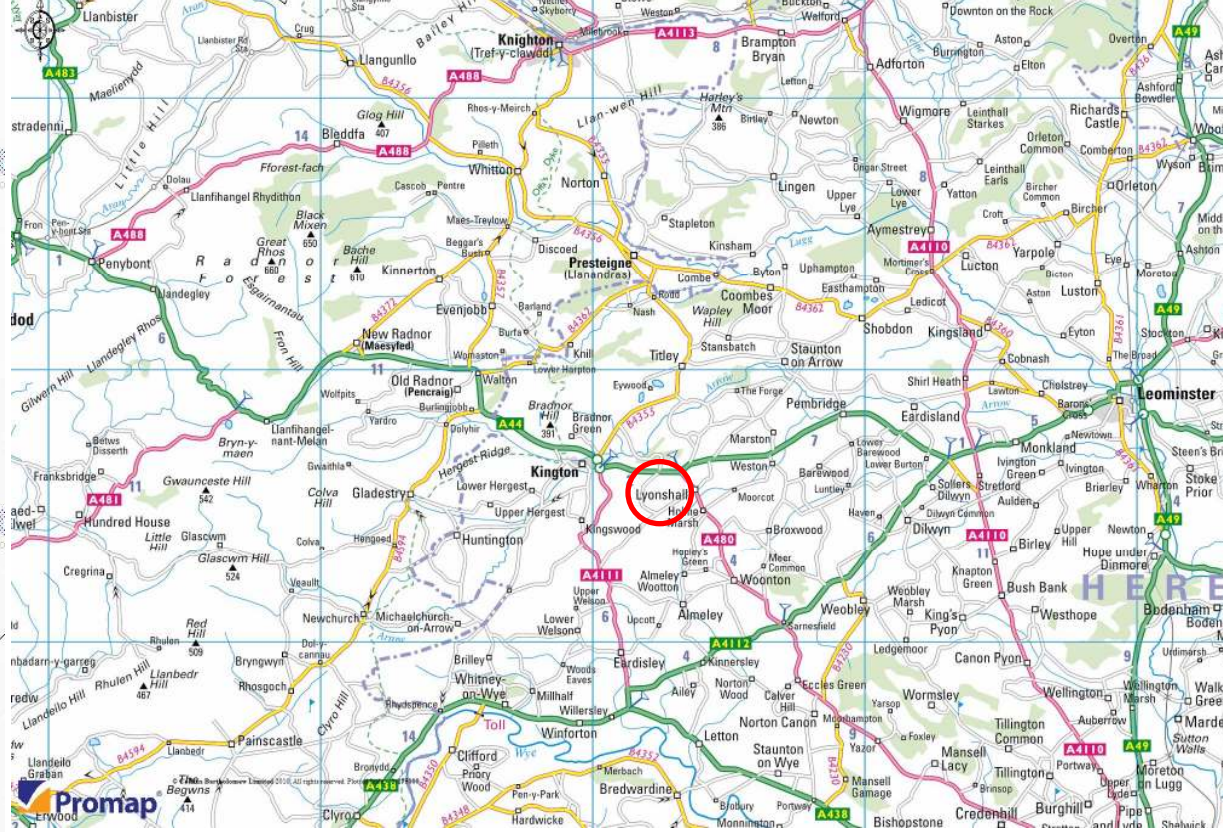
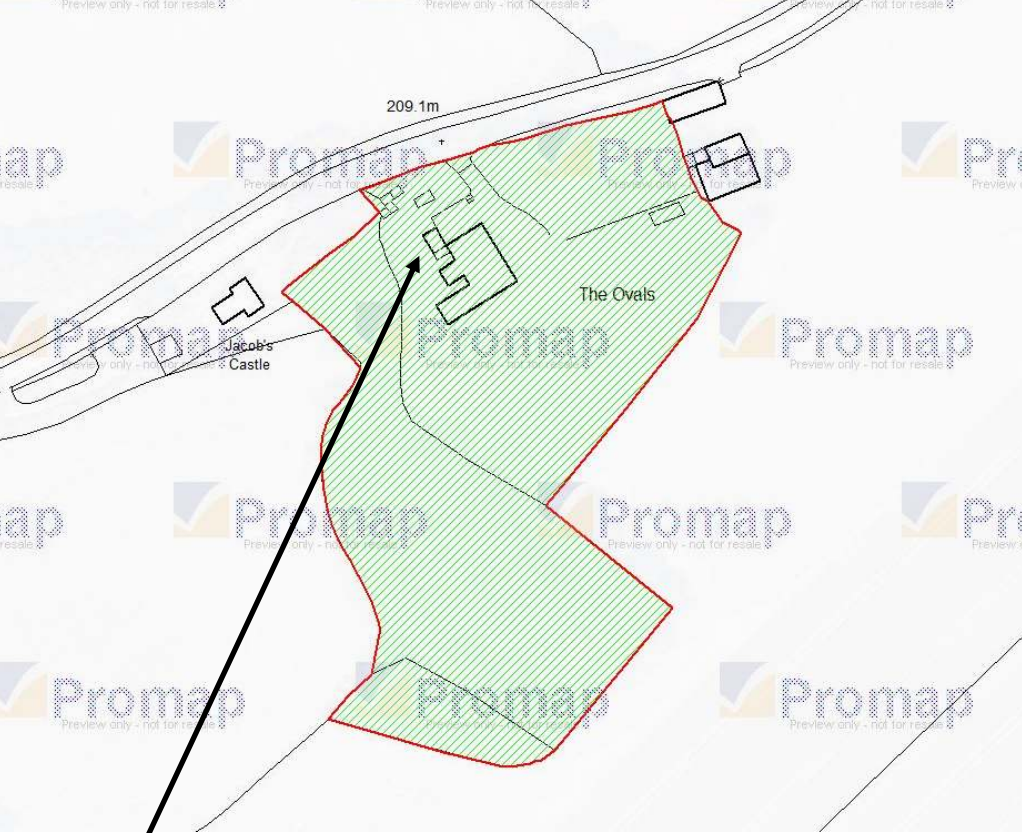
Spacious landing | master bedroom suite | four further bedrooms | study and bathrooms





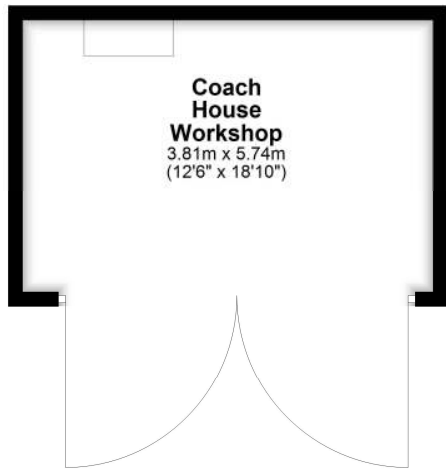






**Ground Floor**

Approx. 21.9 sq. metres (235.4 sq. feet)



**First Floor**

Approx. 12.4 sq. metres (133.8 sq. feet)



**Total area: approx. 34.3 sq. metres (369.2 sq. feet)**

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

**Directions**

From Hereford city proceed out on the A438 towards Brecon. Continue for approximately 12 miles, passing the village of Staunton on Wye and through the small hamlet of Letton. At Winforton, continue straight on towards Eardisley and Kington and proceed for a further 6 miles. Upon reaching Kington, proceed past the medical centre and turn right at the roundabout onto the A44 to Lyonshall, Pembridge and Leominster. Proceed for approximately 1 mile, continuing over the hill and passing a stone cottage on the right-hand, and the entrance to The Ovals will be found after approximately 250 yards on the right just before a sweeping left-hand bend.

**Services and Considerations**

mains electricity, solar panels, 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 G. EPC F. Tenure freehold.







Excellent double garage | heated pool | extensive far reaching views





### Ground Floor

Approx. 174.1 sq. metres (1873.9 sq. feet)



### First Floor

Approx. 155.9 sq. metres (1677.9 sq. feet)



Total area: approx. 330.0 sq. metres (3551.8 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd  
Plan produced using PlanUz.

**Viewing:** Strictly through the agents:  
Brightwells, 46 Bridge Street, Hereford HR4 9DG

[property@brightwells.com](mailto:property@brightwells.com) | 01432 343800 | [brightwells.com](http://brightwells.com)

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# Brightwells

Est. 1846



A large, well-maintained garden with a white house in the background. The foreground is filled with lush green plants, including large green flowers and yellow daffodils. Two large, mature trees with thick trunks stand prominently on the left. The middle ground shows a wide, green lawn leading to a two-story white house with a dark roof and a balcony. The sky is blue with some white clouds. The overall scene is bright and sunny, suggesting a pleasant day in a beautiful garden.

Wonderful  
gardens to  
explore