



THE OAST HOUSE

Letton HR3 6DT



Occupying a slightly elevated position, and enjoying extensive views over its own land to countryside beyond, a very spacious and versatile country residence with outbuildings, gardens and land extending to approximately 7.5 acres.

The Oast House

**Letton
Herefordshire
HR3 6DT**

Guide Price £1,250,000

Situation and Description

The Oast House lies in west Herefordshire, in the heart of the Wye Valley and is one of two impressive individual houses on the western side of Tin Hill. Local services are available at the nearby villages of Eardisley and Staunton on Wye, the latter having the ever popular Oakchurch Farm Shop; often known locally as the 'Harrods of Herefordshire'. To the west the beautiful and bustling town of Hay on Wye provides a gateway to the Black Mountains and Brecon Beacons National Park and also hosts the world-famous literary festival. To the east the cathedral city of Hereford is within easy reach and offers an extensive range of services with its central cathedral and highly regarded associated school. Hereford is also a lively centre with a main line train station, with a direct service to Paddington, and easy road links to other parts of the country.

This very interesting property was once the granary to Old Letton Court, whose hop kilns were located in the grounds, and was converted some time ago into a very large and unique country residence offering over 6,000 sq ft of living space. One rare and unusual aspect of this property is that it stands on two large brick-built tunnels, formerly used for storing hops, which provide huge potential for further uses, if required. The property has been greatly improved by the existing owners, who have carried out a number of upgrades which include triple glazing the entire property. The accommodation is extremely versatile and in the main lies over three floors. Within the house there is an excellent games and snooker room and the potential for a self-contained annexe with its own separate entrance. Externally there is an eight-bay Dutch barn providing excellent covered storage as well as a converted brick built stable block, which now provides garaging, workshop and storage space.

This lovely house is complemented by interesting gardens and grounds which extend to just over 7.5 acres and include a small lake, gardens, a wooded glade (arboretum), vegetable section and pasture land, ideal for equestrian use or grazing.

Approached off the A438, the property benefits from its own gated and long driveway which sweeps around to the front of the house where there is extensive parking and turning space. The front door leads into a large enclosed porch and a very welcoming formal dining hall, ideal for entertaining. On the western side of the house is a large and very comfortable drawing room with an impressive brick-built inglenook fireplace and walk in bay-window with exceptional views over the lake. There is a separate sitting room, garden room, breakfast room and a beautifully appointed kitchen with an extensive range of fittings. The ground floor is also supported by a large cloakroom, pantry, boot room and a further side entrance porch.

On the first floor, the master bedroom is again an excellent size and includes an impressive four-poster bed, a large walk-in bay window

overlooking the lake, a walk-in wardrobe, dressing area and en suite bathroom with separate shower.

The main landing provides access to three further double bedrooms which are supported by a good sized and well-appointed family bathroom and large airing cupboard. Steps lead to a second floor, with a large study area and a door to the outside together with a fifth bedroom and a laundry room/utility room (or potential kitchen for a separate annexe if required). From the study area steps lead up to the third floor and to a very impressive snooker and games room, with high vaulted ceiling, exposed timbers, roof lights and purpose-built bar. Off the games room is a sixth bedroom with access up to a play-room and storage room with limited height access. There is a seventh bedroom, or guest suite, at the far end of the games room with en suite bathroom.

At the rear of the house, an upper courtyard provides further extensive parking, and access to a brick-built converted stable block which now provides garaging, with twin up and over roller doors, internal oil tank store, wood store and large workshop with a vaulted ceiling. A short distance away there is an eight-bay Dutch barn which provides extensive covered storage as well as a green house and vegetable section. There are formal gardens to the front of the house which are laid predominately to lawn with well-stocked herbaceous borders, mature trees and patio that makes the most of the southerly aspect. The rest of the land is divided between pasture, a new arboretum, including hornbeam, silver birch, mountain ash, lime and ginkgo biloba trees as well as some more mature trees and a good-sized pond. These areas of the gardens provide a peaceful retreat away from the main hub of the house and also enjoy lovely views to the north west. The paddock itself is a good size with a central fenced small lake, with central island which creates a haven for wildlife.





Dining hall | breakfast room | sitting room | kitchen







With seven double bedrooms, family bathroom and en suites





Study area/sitting room | laundry/utility room | games room and seventh bedroom





The land, in total, extends to 7.891 acres



Directions - HR3 6DT - From Hereford, proceed out of the city on the A438 towards Brecon. Continue on this road passing Oakchurch Farm Shop and the village of Staunton on Wye on the right and after passing a left hand turning for Bredwardine continue for a further mile before turning right into the driveway with wrought iron gates and brick supports.



Hereford	11.3
Hay on Wye	11.3
Ledbury	26.1
Ludlow	26.7
Worcester	36.7
London	153 miles





Total area approx. 576.7 sq metres (6207.2 sq feet)
Plots shown for general reference only and should not be taken as an offer of planning permission.



Services and Considerations

Mains electricity, mains 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 tbc. Tenure freehold.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG
property@brightwells.com | 01432 343800 | brightwells.com

Brightwells
Est. 1846

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An
impressive
country
house

