



PENRHOS COURT



Lambert
Smith
Hampton

| Penrhos Court | Lyonshall | Kington | Herefordshire | HR5 3LH |




PENRHOS
COURT



About

 **Penrhos Court** is a group of Grade II* listed buildings dating back to the 13th century, with 14th, 15th, 16th and 17th-century additions, as well as later alterations and restorations. Over the years, these walls have seen some fascinating history take place. Notably, in 1975, it is rumoured that Queen spent three weeks here to rehearse the iconic Bohemian Rhapsody for their fourth studio album, A Night At The Opera. Later that decade, in 1977, Monty Python's star and writer Terry Jones set up a microbrewery in the former cattle byre, kickstarting the British microbrewing revolution. Mike Oldfield, famed for Tubular Bells, would also frequently be found sitting by the large inglenook fireplace playing his guitar for 'payment' in red wine! All of this, set against the beautiful backdrop of the Herefordshire countryside, is what makes Penrhos so unique.

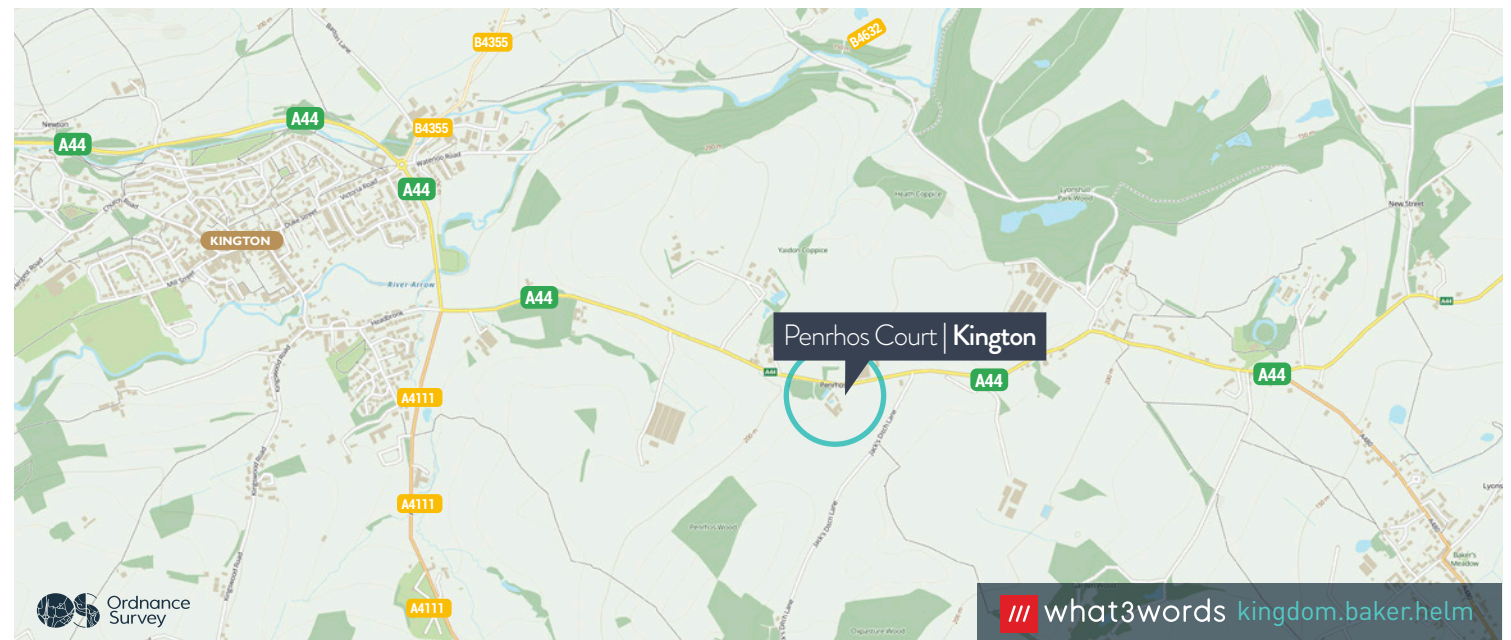
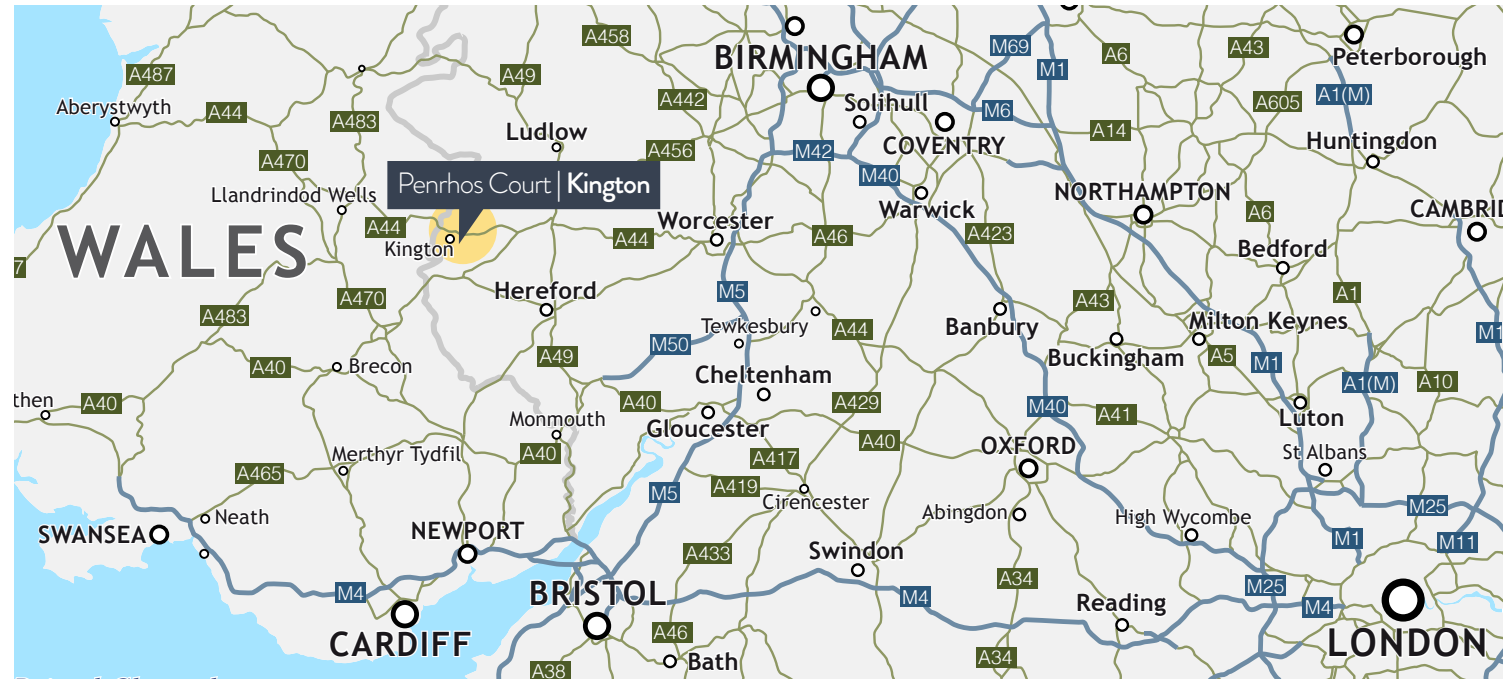


Location

Herefordshire is a county located in the West Midlands region of England. It is known for its agricultural land, historic villages, and picturesque countryside. The county town is Hereford, famous for its cathedral and annual cider festival. Herefordshire is also home to the Wye Valley Area of Outstanding Natural Beauty, which offers opportunities for outdoor activities such as hiking, fishing, and canoeing.


Kington is a market town in Herefordshire, England. It is known for its historic buildings and picturesque countryside. Kington has a thriving community and offers a range of amenities including shops, pubs, and restaurants. The town also hosts a number of events and festivals throughout the year, attracting visitors from near and far.


Penrhos Court is situated in the hamlet of Penrhos near the Welsh border, it is located on the south side of the A44 which provides two access points on to the site. Penrhos Court is set in a rural area with a handful of commercial occupiers which include Penrhos Spirits opposite, Cwmdu Autograss Club and Lyonshall Nurseries.







Description

 **Penrhos Court** is nestled within the stunning Herefordshire countryside, this former celebrity hideaway has a residential dwelling, seven luxurious, self-contained holiday cottages, a popular on-site restaurant/café, The Cattle Shed and a traditional 'Pub', "The Python's Arms" all supported with idyllic views across the market town of Kington and surrounding nature.

 Construction of an indoor swimming pool has also begun but works have been put on hold, this offers an opportunity for any prospective purchaser to complete as another attribute to those in the holiday cottages.

 Given Penrhos Court's idyllic location and overnight accommodation, the property has the scope to lend itself as a wedding venue. Whilst this isn't a service that the current vendor's offer, it is a frequently asked question and something a prospective purchaser may want to consider.

 The property needs to be viewed in order to fully appreciate its history, character and idyllic settings.





The Python's Arms

A former barn that has been renovated into a rustic and medieval 'Pub' which provides a small bar with seating on the ground floor with additional seating and a pool table on the first floor. There is further seating available externally in the warmer months.



The Cattle Shed

The award-winning café, The Cattle Shed, is situated within a transformed cattle byre across from the manor house. The premises is a café by day, open seven days a week and is operated as a restaurant on the evenings of Thursdays, Fridays and Saturdays. The premises offers exposed wooden beams, stone walls and large wooden chandeliers.





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Holiday Cottages

Below is a table illustrating the accommodation of each cottage.

Cottage Number	Description
1	Kitchen/diner, lounge, bathroom and a double bedroom
2	Kitchen/diner, lounge, bathroom and a double bedroom
3	Kitchen/diner, lounge, bathroom and a double bedroom
4	Kitchen/diner, lounge, bathroom and a double bedroom
5	Kitchen/diner, lounge, bathroom and a double bedroom
6	Kitchen/lounge/diner, two double bedrooms with en-suite facilities
7	Kitchen/diner, lounge, three double bedrooms all with en-suite facilities

The cottages have bookings in place for the rest of 2024; details of which can be provided on request.







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The Dwelling

The Vendors currently reside on site in a three bedroom dwelling. The property offers a variety of historic characteristics over the two floors which include exposed beams and large open fireplace.



Business Rates

We have conducted an online search on the Valuation Office Agency website and note that the property has the below rateable value.

Description	Rateable Value
The Cattle Shed, Lyonshall, Kington, Herefordshire, HR5 3LH	£5,400
Penrhos Court, Lyonshall, Kington, Herefordshire, HR5 3LH	This property was removed from the rating list on 1 April 2018

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

Proposal

We are offering for sale this unique lifestyle opportunity to purchase a home as well as a successful business. The current owners continue to run the business which has seen a continued increase in revenue. We anticipate any new owner taking over the management directly so that business is unaffected.

We are seeking offers over **£2,500,000** [Two Million and Five Hundred Thousand Pounds] for the **Freehold property and income potential.**

www.penrhos-court.co.uk

Sustainability

The vendors have invested in an environmentally friendly ground source heating system which came 2nd in the National Heat Efficiency & Healthy Homes Awards. The system works by extracting tepid water from a natural water source 350 ft underground which is then warmed by a heat pump & used to heat the water and smart radiators.

Tenure

The site is held on a **Freehold** title held under **HE19768.**



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Viewing Strictly by appointment only.
Further information is available upon request. :

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