



THE OAST HOUSE

Letton HR3 6DT



The Oast House
Letton
Herefordshire
HR3 6DT

Enjoying an elevated position with far reaching views over its own land to open countryside beyond, a very spacious and versatile country house with a self-contained one bedroom annex, useful outbuildings and land extending to 7.5 acres.



Situation and Description

The Oast House occupies an elevated position in the heart of the Wye Valley and is one of two substantial houses that lie on the western side of Tin Hill. It enjoys far reaching westerly views over its own land and small lake, towards open countryside and offers easy access via the A438 to both the cathedral city of Hereford and the market towns of Hay on Wye and Kington. Local services are available at the nearby villages of Eardisley and Staunton on Wye including Oakchurch Farm Shop, known locally as the 'Little Harrods of Herefordshire'.

Originally, The Granary to Old Letton Court, this impressive building was converted to create a large and unique country residence offering in excess of 6,000sqft of very versatile living space. The house has been greatly improved by the present owners, with upgraded flooring in many rooms, refurbished bathrooms, and the creation of a delightful and completely independent one bedroom annex. The annex offers ideal extended family accommodation and has potential as a holiday let, subject to any required approval.

Extending to just over 7.5 acres, the gardens and grounds are a further asset providing plenty of varied outside space including formal gardens, a small lake, a wildlife pond, a wooded glade, paddocks, garaging and an excellent eight bay Dutch barn which provides extensive covered storage.

On arrival, a private gated driveway sweeps around to the front of the house where there is ample parking and turning space and a porch that leads to a capacious and welcoming reception hall. From this, an impressive drawing room opens with a striking brick-built inglenook fireplace and walk-in bay window, with distant views over the lake to open countryside beyond. A separate living room provides a space to relax, and the adjoining dining room has direct access to the well-appointed and spacious kitchen which forms the main hub of the house. The principal ground floor rooms are then supported by a garden room, cloakroom, spacious purpose-built boot room and separate utility/ workshop space.

On the first floor there is a very comfortable master bedroom suite which maximises the open views and includes a dressing area, walk-in wardrobe and newly appointed ensuite shower room. There are then three further bedrooms and a family bathroom with a staircase leading to a large study area, first floor laundry room and home office. A staircase then continues to the second floor where a versatile games room / playroom with a built-in bar and vaulted ceiling offers a fantastic space for a variety of potential uses with access to two further bedrooms including a guest suite with an ensuite bathroom.

Outside

A short distance from the main house is a former stable and garage block which has recently been converted to create a luxurious one-bedroom annex. Double glazed

throughout, it includes a well-appointed kitchen, delightful sitting room, shower room and bedroom with walk-in wardrobe. There is plenty of parking outside and a double garage adjoins the annex which has the benefit of twin automatic doors, a useful inspection pit and additional store rooms with one housing the oil tank. A sizeable eight bay Dutch barn (120' x 19'8) then provides extensive covered storage and offers potential to create internal stables etc., if required.

There are formal gardens to the front and side of the house which have open views to the northwest, these are laid predominantly to lawn with well stocked herbaceous borders, a sun terrace and mature trees. The rest of the land includes a productive vegetable area with greenhouse and a small arboretum with hornbeam, silver birch, mountain ash, lime, and ginkgo biloba trees which creates a peaceful retreat and haven for wildlife. The remaining land offers space for a variety of uses, with a centrally fenced small lake attracting regular visitors including, swans, geese, and ducks.

Services and Considerations Main House Mains electricity, mains water, private drainage, oil fired central heating. **Annex** Mains electricity, mains water, private drainage, electric heaters and woodburner. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyers are advised to obtain verification from their Solicitor or Surveyor. Any matters relating to Rights of Way should be checked with your Solicitor or Surveyor. **Tenure** Freehold. Council Tax Band G £3,607.47. EPC Main House E 42/79. EPC Annex D 56/114. Mobile Phone Coverage 4G.

Agents note: We understand that Broadband Fibre has been installed to the premises and the whole property, including the annex has Cat-5.

All set in 7.5 acres





Breakfast room | living room | spacious kitchen



Living room with breakfast room to one end





Drawing room, with inglenook, and garden room





With six double bedrooms, family bathroom and en suites

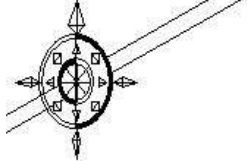






Study area/sitting room (f/f) | games room | sixth bedroom and en suite bathroom





Cambrai

68.8m

Pond

Pond

8-bay Dutch barn

The Oast House

Annex and Garaging

Old Letton Court

A 438

77.6m

Track

Old Letton Court Cottages



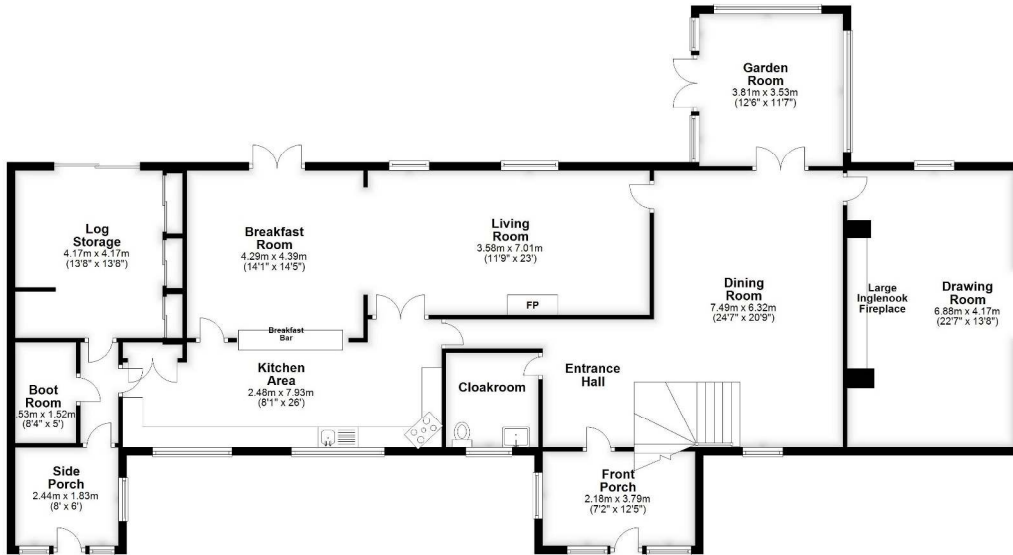
Directions W3W: [///skidding.brittle.records](https://www.skidding.brittle.records)

From Hereford proceed on the A438 towards Brecon and continue on this road for approximately 10 miles, passing Oakchurch Farm Shop and the village of Staunton on Wye. Continue over the hill and just before reaching Letton, a private gated driveway to The Oast House will be found on the right-hand side.

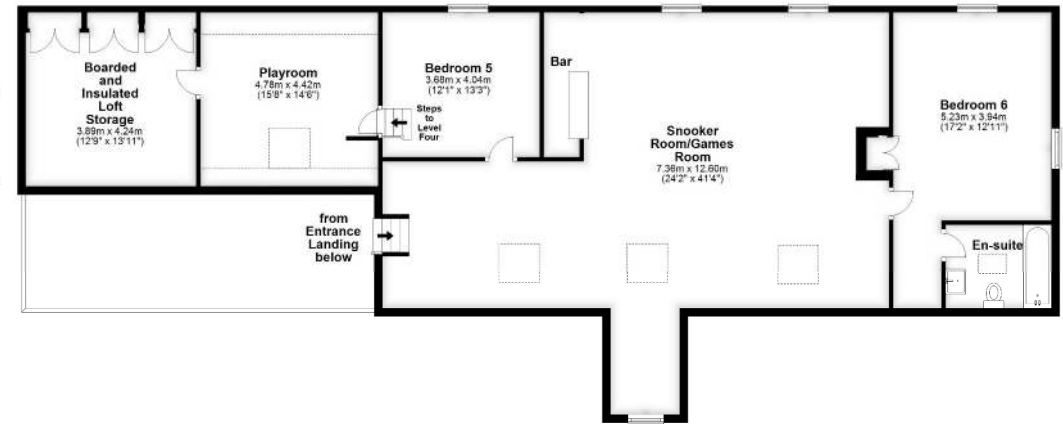
Hereford	11.3 miles
Hay on Wye	11.3 miles
Ledbury	26.1 miles
Ludlow	26.7 miles
Worcester	36.7 miles
London	153 miles



Ground Floor
Approx. 201.9 sq. metres (2170.3 sq. feet)



Third and Fourth Levels
Approx. 181.5 sq. metres (1953.7 sq. feet)



TOTAL OVERALL FOOTAGE
= 6,238.8 sq ft (579.6 sq m)

Plans not to scale and should not be taken as accurate.

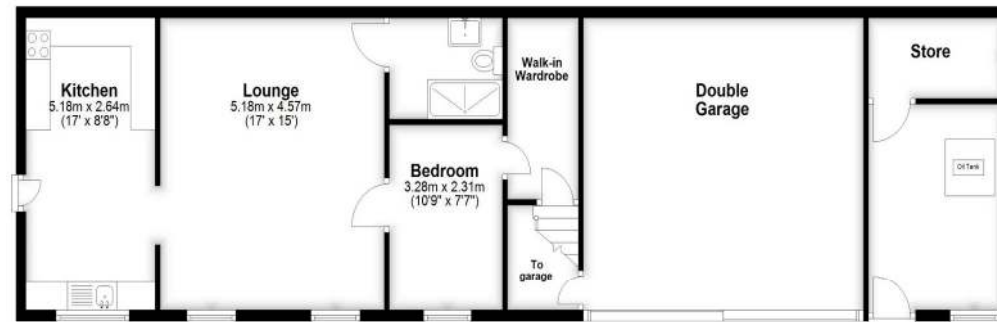
First and Second Floor Levels
Approx. 196.2 sq. metres (2111.8 sq. feet)



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.



The Oast House Annex
 Approx. 105.7 sq. metres (1137.8 sq. feet)



Total area: approx. 105.7 sq. metres (1137.8 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.



Games Room



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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.

rightmove 



An impressive
country
house

