



WESTBROOK COURT

Westbrook Hay on Wye HR3 5SY







**Westbrook Court**  
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**Hay on Wye**  
**Herefordshire**  
**HR3 5SY**

An outstanding and rare opportunity to purchase not only a beautiful and versatile home (for a single large family or multi-generational living) but a thriving and well-established holiday business uniquely positioned within the market, situated in the heart of the Wye Valley close to the ever popular and now world-famous literary town of Hay on Wye.

**Guide Price £1,100,000**

**Situation and Description**

Westbrook Court lies in west Herefordshire in the renowned Golden Valley not far from the Welsh border and forms part of a cluster of individual properties that make up a small hamlet giving the house its name.

Overlooking the Wye Valley to the rear with Hergest Ridge in the far distance and Little Mountain Common Land and Merbach Hill a short walk away, the house offers easy access via the B4348 to the bustling and thriving market town of Hay on Wye, which hosts a now world renowned, literary festival attracting celebrities and visitors from far and wide.

Practically, the town offers a range of facilities with shops, a doctor's surgery, primary school, hardware store, cinema, restaurants and cafes. Visitors are also attracted to the beautiful River Wye which offers a range of outdoor pursuits including fishing and canoeing, and to the Black Mountains, a mecca for walkers and those who love fresh air and the great outdoors. The Cathedral City of Hereford is some 18 miles away with both Cardiff and Bristol within one and a half hours distant and West London, a three-hour drive or easy train ride from Hereford.

This impressive property has been sensitively developed by the existing owners to create a comfortable and versatile home, as well as a commercial enterprise which is a unique holiday destination for both owner occupied/managed bed and breakfast, or as a self-catering property as a whole property for groups. The main farmhouse is full of character, with quality solid oak flooring throughout the downstairs rooms, flagged floors in the kitchen, original and refurbished sash windows and much more. The property offers spacious and adaptable accommodation laid out over two floors including four good reception rooms, a farmhouse kitchen and four sizeable bedrooms. Nearby, a former 1960's concrete agricultural barn has been replaced with a stylish and modern timber clad and timber framed detached building which now offers approximately 2,000 sq ft of space and has created five chic and stylish one-bedroom guest suites, ideal for paying guests, family visitors or resident teens/older parents. There are further outbuildings including a Grade II listed red brick and timber barn which is used as a party barn or games room but could be converted to offer further holiday rooms or annexed accommodation space, subject to obtaining planning permission.

Throughout Westbrook Court the current owners have added touches and features to enhance any time spent at the property, whether by a new resident family or paying guests. The gardens extend to approximately 3 acres and have places to sit and relax along with extensive parking including a disabled space. There are fine far-reaching views over the Wye Valley and the potential for further accommodation to be created within the grounds, subject to planning permission.

On arrival, a gated drive with stone pillars provides the first glimpse of this handsome wisteria clad house. A porch and part glazed front door lead into a welcoming hallway and living room both with plenty of character and a fireplace at one end with fitted wood burner ideal for colder evenings. A separate lounge or TV snug offers a quieter space to relax. Two further reception rooms include the impressive light and spacious drawing room (or dining room to seat 21) which features a high vaulted ceiling, solid oak flooring and a large brick fireplace with fitted wood burner. At the rear of the house, a 30 ft farmhouse kitchen with an array of bespoke hand built kitchen units is the main hub of this lovely home and is both practical and stylish, offering a huge amount of storage and workspace benches, a flagged floor, central workstation, a double deep fill undermounted Butlers sink with marble surround, a recent model Stoves induction range cooker and Calor gas fired Worcester Green Star boiler which services the domestic hot water and heating. The ground floor is then supported by an excellent separate boot room/utility room with undermounted Belfast sink, second dishwasher space and more storage with additional wet room/shower and wc and washing machine cupboard.

From the hall an oak staircase leads up to a half landing and two excellent bedrooms which share a central bathroom. The staircase then continues to the main landing which is large enough to double as a study or home working zone. The master bedroom is a good size with a South facing orientation and has an ensuite bathroom with separate shower and a door through to a separate dressing room with excellent storage. A final fourth bedroom also enjoys plenty of light from the front orientation and completes the living space in the main house.

**Outside**

The gardens and surrounding grounds extend to approximately 3

acres and offer plenty of space for guests or keen gardeners alike. Initially the drive leads around the house to ample parking for 8-10 cars and turning space on the far side where the remaining buildings include an adjoining workshop and separate garage or capacious woodstore and a Grade II listed red brick and timber barn, currently used as a games room or workshop or a party barn for guests or owners in addition to a further adjoining large workshop/storage/garden equipment store.

There are lawned areas to the front and rear with herbaceous borders and mature trees including an ancient willow which provides welcome shade in Summer. Within the gardens and grounds there are also landscaped and low maintenance graveled guest areas including outdoor stone-topped tables, a brick-built barbecue space, a hot tub and star gazing kadai zone, and other covered seating areas all with the backdrop of the beautiful Wye Valley. In 2021 some of the land has been planted with approximately 500 young trees to create a new Wood for future generations and in addition we understand there are historic grazing rights for a small amount of livestock on nearby Little Mountain common.

In our view Westbrook Court offers a rare opportunity to purchase a very adaptable, versatile and beautifully presented country house for a large family or multi-generational living, alongside the opportunity of outstanding ongoing commercial potential.

The owner informs us that there is a large local "work away on Tuesdays, Wednesdays and Thursdays" brigade who work in London/ Cardiff/Bristol/Birmingham with ridesharing communities making their midweek journeys bookended with remote home working on Mondays and Fridays an easy option to consider.

The nearest Schooling options include the well-regarded Busy Bees Nursery, and an Ofsted rated Primary School at Clifford, further primary schools at Hay on Wye and Peterchurch, the latter also including the popular Fairfield High School. All the schools are on bus routes, or a short drive away. Highly rated Hereford 6<sup>th</sup> Form is some 25 miles away, on a bus route or 30 mins drive away. Other options include Hereford Cathedral School and Christ College Brecon and Steiner Academy in Much Dewchurch – all options have private bus transport from Hay on Wye.





Living Room / TV Room / Morning Room and Drawing Room



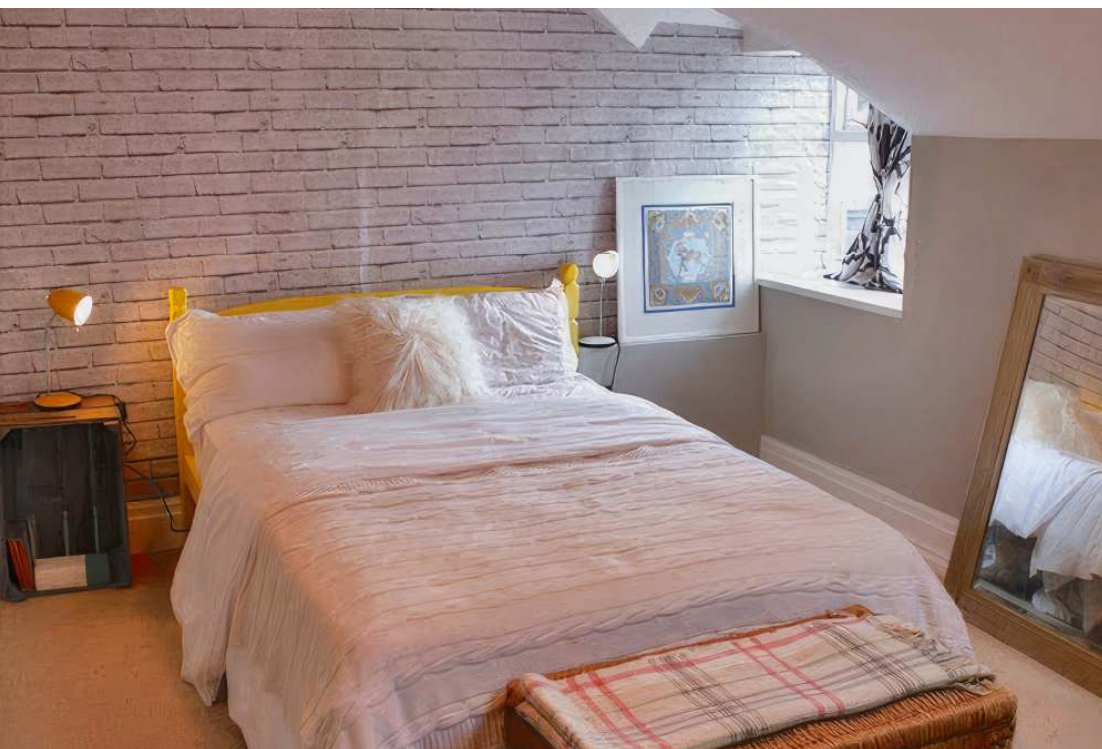








Three of four bedrooms with supporting family bathroom

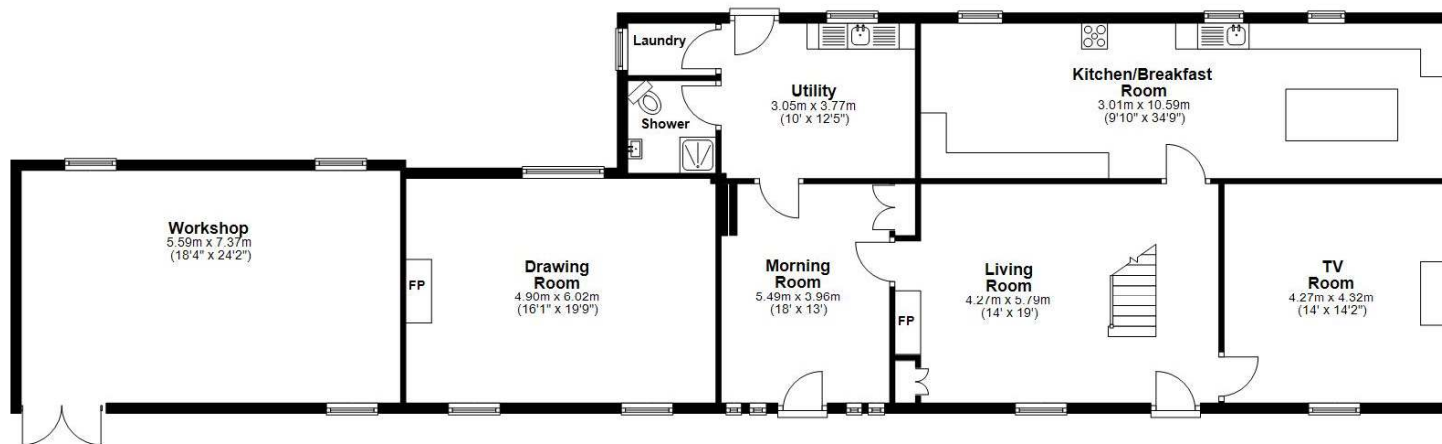




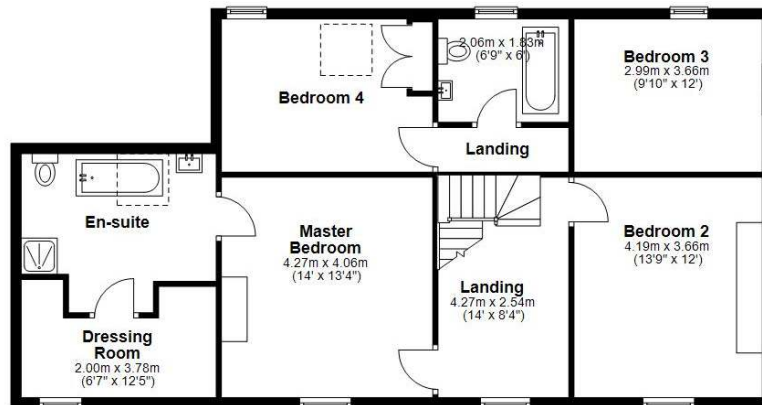




## Ground Floor



## First Floor



Total area: approx. 279.5 sq. metres (3008.9 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.

## Listed Barn - Ground Floor



Total area: approx. 139.4 sq. metres (1500.5 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.

# Brookes Bliss

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

[brookesbliss.co.uk](https://www.brookesbliss.co.uk)

**rightmove**





The Stables







## Agents notes

Some internal photographs have been provided by the vendor therefore the décor in some rooms has been altered since these were taken

We understand that most of the contents can be made available subject to negotiation. Viewers note: All the fixtures, fittings, furniture, rugs, carpets, kitchen appliances in the farmhouse and guest suites in addition to the exterior fittings eg hot tub, tables, games room equipment, garden maintenance equipment such as ride on mowers and so on can all be purchased under separate offer. This allows any new owners to move straight in without having to re-furnish the house. For full pictures of current furnishings, please view [www.westbrookcourt.co.uk](http://www.westbrookcourt.co.uk)

## Services and considerations

Mains electricity and water / Calor gas (LPG) central heating and wood burners / Private drainage system.

Tenure Freehold

Council Tax Band E / EPC Rating TBC

Mobile coverage TBC / Broadband TBC

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor. Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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.

## Directions

///stocks.arch.consults

From Hay on Wye, take the B4348 towards Bredwardine and Peterchurch. After approximately 2 miles at Hardwicke, turn right and continue on the B4348 towards Dorstone and Peterchurch. Proceed for a further 2 miles and just before leaving the 30mph speed limit, Westbrook Court will be found on the left-hand side just before the turnoff to Middlewood.

Approximate distances

4 miles Hay on Wye

18 miles Hereford City and train station

20 miles – Brecon Town

90 mins – Cardiff, Cheltenham, Bristol

2 hours – Birmingham or Oxford

3 hours – London by train or car

## The Stables

Within a stone's throw of the main house, the owners have converted a former agricultural building into five chic one-bedroom guest suites, all with their own individual style. They all have sumptuous and spacious en-suite bathrooms complete with rolltop baths and four of the cottages offer additional space with first-floor mezzanine bedrooms. All the cottages are fully insulated and have both double glazing and independent heating, hot water and electrics. This makes it easy for any new owner to close off or open up, as required.

