

RUDHALL MANOR.
Near Ross-on-Wye, Herefordshire



SUMMARY.

Main House:

Reception hall | Morning room | Dining room | Great hall | Sitting Room | Office
Breakfast room | Kitchen | Family room | Two cloakrooms | Ante room | Cellar
Master bedroom suite | Four guest bedroom suites | One further bedroom
Sitting room and family bathroom | Solar | Morning room | Two offices

Comfortable Self-Contained Annexe:

Kitchen | Sitting room | Utility room | Three bedrooms | Family bathroom

Garden & Grounds:

Indoor swimming pool complex | Office garage block | Greenhouse
Outbuildings | Landscaped gardens | Two lakes | Rudhall Brook | Rockery
Woodland walk

For sale Freehold:

In all about 4.2 hectares 10 acres | Approximate total Gross Internal Floor
Area 14,924 sqft 1,386 sq m



A magical Grade I listed house rich in history that has spanned the centuries to provide a warm and comfortable family home.



IF WALLS COULD SPEAK, A SHORT HISTORY.

So much of the history of Rudhall will remain a secret held within the walls of this magical space but if they could speak they would recall the many generations of families that have lived and loved here. When fortunes were good, improvements and enhancements were made so that the magnificent great hall that is Tudor in origins and therefore over 400 years old would have seen the windows that reflect the Georgian era installed at another moment of prosperity.

Rudhall has also hosted our national heroes, most notably Admiral Lord Nelson after which one of the rooms is named and more recently during the second world war Rudhall became the

home to a generation of our national heroes who fought in campaigns as long ago as the Boar War and Great War it was used by the Royal Hospital for the distinctly uniformed gentlemen affectionately known as Chelsea Pensioners.

Other notable owners have included Alexander Baring, later the first Lord Ashburton, Sir Peter Scott perhaps our greatest ornithologist and responsible for the nearby Slimbridge Wildfowl and Westlands centre, the well-known novelist, Sir John Harvey Jones the high profile British businessman and entrepreneur. The current owner is a well known artist with an illustrious catalogue.





A rich historical patina.



Bold and theatrical defines Rudhall.



SPANNING THE CENTURIES.

A magical Grade I listed house whose rich history has spanned the centuries to provide a warm and comfortable family home.

Rudhall Manor sits in an enchanted private setting surrounded by beautiful gardens and grounds. As a Grade I listed building it is one of the most special of houses in the whole of England.

At its heart the house dates back to the 14th century or possibly even earlier but

the most spectacular features belong to the 16th century. The magnificent carved half-timber work is very impressive and the three gables on the north facade of the west wing are particularly fine and an interesting contrast to the delightful Georgian sandstone facade on the south side of the same wing. The original main entrance to the house has a fine Jacobean stone, two storey frontage piece with coupled Tuscan columns and an adjoining Georgian Venetian window.





The main entrance today is particularly appreciated by the extensive Tudor oak panelling, immaculate cornice work, historic fireplaces and exposed beams. To the first time visitor Rudhall Manor immediately welcomes you with its warm tones, mixture of the grand and the cosy but most of all the enchantment of a long cherished home to a host of families over the centuries. The history lover will

the current owner has brought their artistic and Venetian heritage to the reconfigured accommodation to provide an attractive overall balance and has maintained the property to a very high standard.





A PRIVATE PARADISE.

Rudhall Manor is approached from a country lane via an imposing entrance with electronically operated wrought iron gates. This leads to a sweeping drive to the main house.

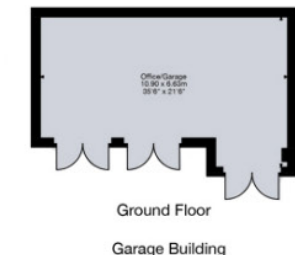
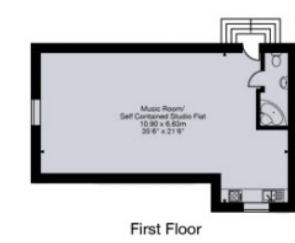
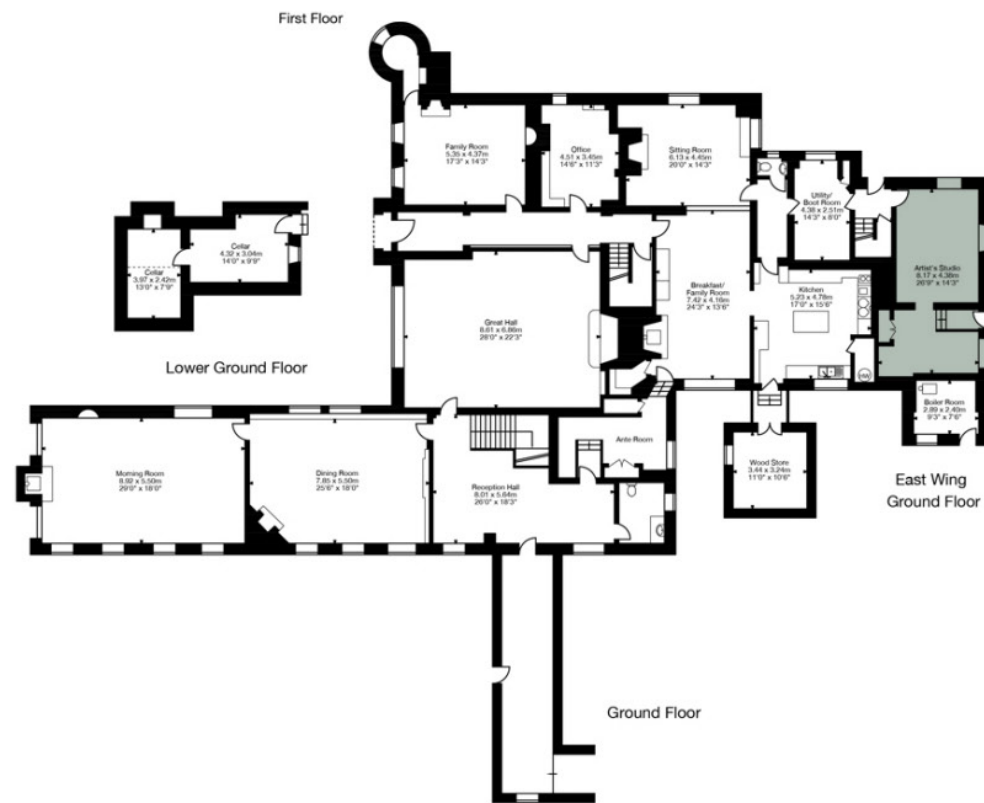
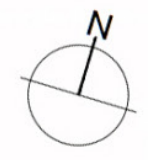
The gardens and grounds make the whole setting complete and essentially a private paradise. Two terraces adjoining the house overlook an extensive lawn surrounded by magnificent specimen trees and clipped yew hedges. It includes an historic country boundary marker. The lawns lead down to Rudhall Brook which enters the grounds via a waterfall and is crossed by a series of small bridges. The brook feeds two

wonderful lakes providing a haven for birds and wildlife. The north west boundary includes an extensive rockery garden which is stocked with a wide variety of rare shrubs and young trees and intersected by private pathways. A woodland walk completes the enjoyment offered by this rural idyll.

An array of outbuilding have been re-purposed for modern living and now include a heated indoor swimming pool and gym, a self contained studio apartment above significant garaging along with a greenhouse and useful working spaces and storage.



- Main House
- East Wing
- Stable Block



Rudhall Manor

Gross Internal Area Approx.

- Main House 945 sq m 10,176 sq ft
- East Wing 101 sq m 1,088 sq ft
- Stable Block 214 sq m 2,304 sq ft
- Total Area 1,386 sq m 14,924 sq ft

Not to scale. For identification purposes only.



LOCATION.

Ross-on-Wye 3 miles | Hereford 15 miles | Gloucester 17 miles | London Paddington 2 hours | Cheltenham 25 miles | Worcester 34 miles | M50 J4 11.2 miles | M5 J8 20 miles

Distances and time approximate

Rudhall Manor is located about 3 miles east of Ross-on-Wye which has all the shops and services expected of a historic market town, whilst the county town of Hereford 15 miles and the popular centre of Cheltenham 25 miles provide extensive shopping and recreational opportunities.

We would say Rudhall Manor has all the rural charm but with excellent communications via the M50 which gives fast and easy access to the Midlands and the central motorway network. Bristol and Birmingham, both with international airports, are about one hour away by car. London is about two and a half hours away by car.

Alternatively there is a First Great Western service from Gloucester 17 miles to London Paddington taking approximately two hours.

This area of Herefordshire is renowned for its beauty and recreational opportunities. These include golf courses at Ross, Monmouth, and Dymock the world-famous Cheltenham racecourse home to the spring festival is hugely popular, and Rudhall has regularly played host to many house parties along with being very close to other courses at Hereford, Worcester and Ludlow.

The scenic River Wye offers wonderful fishing opportunities, and there are glorious walks and rides throughout the surrounding countryside.

There is a good choice of schools in the area with Haberdashers Monmouth, Hereford Cathedral School, The Elms at Colwall and the well renowned schools of Malvern and Cheltenham all being highly accessible.

Services Oil-fired central heating, mains water and electricity. Private drainage.

Fixtures and Fittings Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authorities Herefordshire Council. Tel 44 1432 260 000.

What3Words flinches.entry.horses

Postcode HR9 7TL

Viewings All viewings must be made strictly by appointment only through the vendor's agents.



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Lindsay Cuthill 07967 555545
lindsay@bluebookagency.com