



**FennWright**  
Water & Leisure

## The Vallets, Letton, Herefordshire

A substantial country residence and private fishery in rural Herefordshire





## Introduction

The Vallets is a spacious six bedroom family home in a secluded location within the rural Wye Valley, overlooking a private coarse fishing lake. The property has spectacular views over the 1.7 acre mature lake, with Bredwardine Hill and Moccas Deer Park beyond. Set within meticulously landscaped grounds extending to 5.1 acres (2.1 Ha).

## Location

The property is located on the edge of the village of Letton, benefitting from a public house together with good access onto the A438, leading to the larger villages of Eardisley and Staunton on Wye with amenities including a shop, post office and primary school.

The Vallets is just ten miles from the popular market town of Hay-on-Wye, famous for the annual literary festival and being a popular tourist destination. The edge of the Brecon Beacons National Park lies a short distance to the west. The Wye Valley is known for its outstanding natural beauty and provides a wealth of leisure activities including fishing, walking and canoeing. Local golf clubs include Rhosgoch, Kington and Herefordshire.

The beautiful Cathedral City of Hereford is just twelve miles from Letton and mainline rail links to London and Birmingham are available there.

The Vallets and the four neighbouring dwellings that make up the hamlet of Waterloo are embraced on three sides by 100 acres of nature reserve belonging to Herefordshire Wildlife Trust.

## The Vallets

Accessed via a tree-lined stone driveway, a unique lakeside dwelling with sweeping lawns leading to a mature 'estate style' lake. The lake has a large central island, together with enticing tree-lined margins and bays. The vendor is a renowned expert on waterlilies and throughout their tenure have carefully planted and nurtured more than forty varieties of ornamental waterlily, providing the lake with a spectacular array of colour and vibrance throughout the summer season. Further photographs of the lake in full bloom and the grounds are available upon request.

The lake has an average depth of about 5ft, with 20 individual fishing platforms. The lake is frequently visited by kingfishers, grey herons, and occasionally by the very rare great white egret.





There is an additional smaller pond which has previously been used as a stock pond for the main lake. Although the fishery is currently reserved for private fishing, there is a small separate car parking area close to the entrance, off the main drive for guests. There is a sympathetically designed otter fence around the perimeter of the lake with timber posts and a top strand electric wire.

### **The Dwelling**

the Vallets is a modern and spacious six bedroom brick built dwelling providing in excess of 3,300 sq ft of accommodation. The house is constructed on a raised terrace with stone façade around the exterior. The dwelling has a south facing aspect with commanding views over the lake and rolling hills beyond. Although currently one dwelling, the property provides ample space for multiple generations and may be suitable for subdivision to create an annexe (subject to planning).

The ground floor provides a spacious entrance hall with wide staircase leading to the first floor. The dining room connects to the conservatory, with views over the lake and grounds. The kitchen is equipped with a central island, fitted units, dual aspect windows and walk-in pantry. A large sitting room with central fireplace and wood burning stove on a stone hearth. The other side of which is the large family room, leading to a double garage at the rear.

The first floor provides access to six double bedrooms, two with en-suite bath and shower rooms. In addition is a separate shower room and bathroom together with study and W.C. The accommodation briefly comprises:

### **Ground floor**

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Store Room
- Kitchen/breakfast room
- Family Room
- Double Garage

### **First Floor**

- Landing
- Bedroom 1 (En suite)
- Bedroom 2
- Bedroom 3
- Bedroom 4 (En suite)
- Shower room
- W.C.
- Study
- Bedroom 5
- Bedroom 6
- Family Bathroom

## Outside

To the rear of the dwelling is a patio area and rear car parking with access to the double garage. Beyond is an enclosed, sheltered rear garden with log store. Part of the grounds have been fenced to create a small paddock area.

## Workshop

Situated next to the main car parking area next to the dwelling, a brick built workshop with larch cladding extending to approximately 13m x 10m. The building has a raised concrete floor, together with power supply and roller shutter door.

## Fish Stocks

The lake is well stocked with coarse fish species, including common and mirror carp caught to in excess of 27lbs, eels to 4lb, bream to 8lb+, roach and rudd both to 2lb+ are among sixteen species that have been identified in the lake, of which the owner has caught fourteen on rod and line. A gallery of catch shots is available from the agent upon request.

## Services

The property benefits from mains water and mains electricity together with oil fired central heating. Drainage is to a private treatment system. There is FTTP Broadband currently provided by Gigaclear (up to 1Gb/S).

## Agents' Notes

Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with sole agents Fenn Wright.

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Rates

Council Tax: Band G

Local Authority

Herefordshire Council

Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is HR3 6DN.

## \*Safety Note to Buyers\*

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at all times.









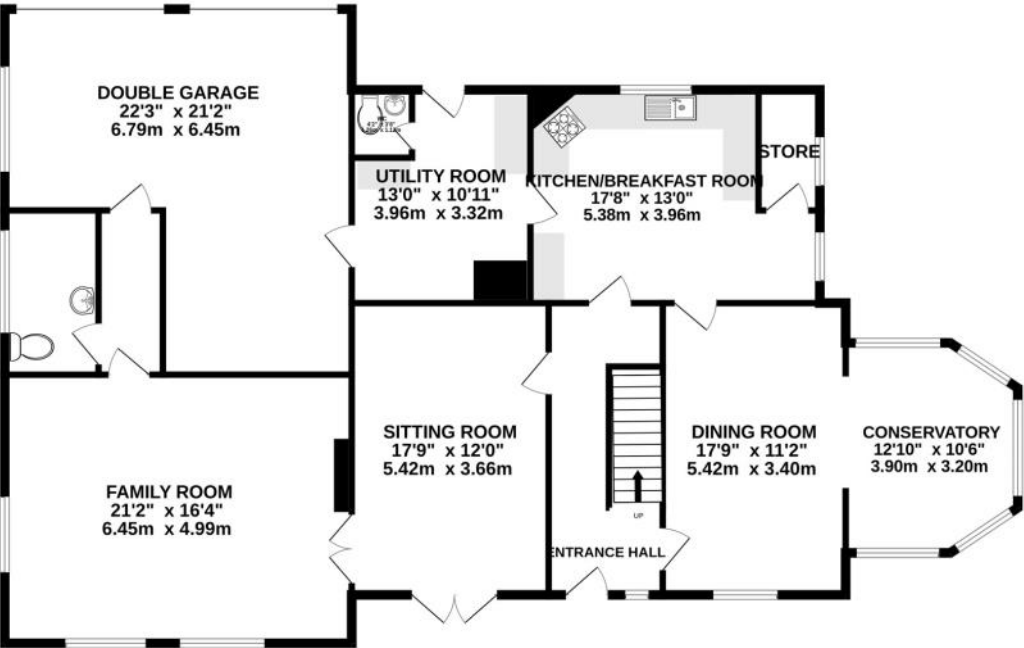




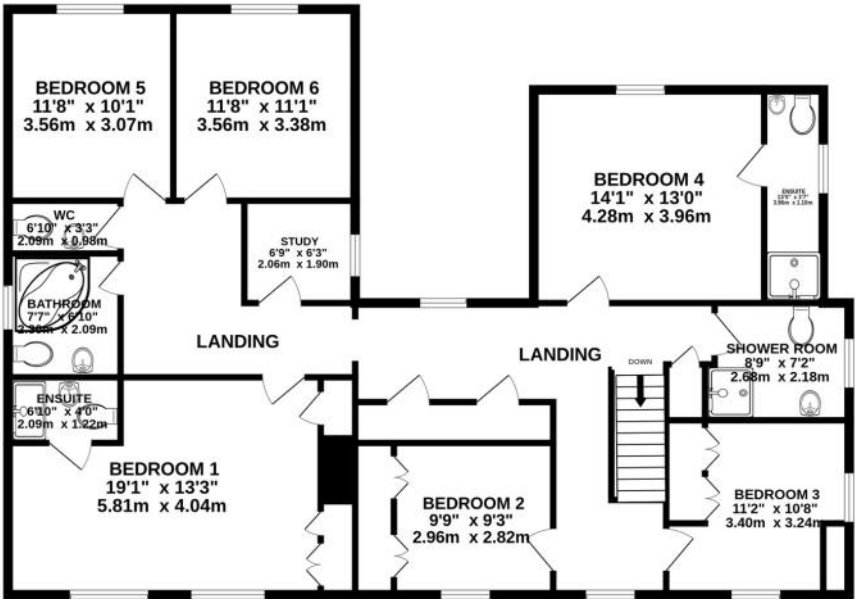


Floor Plans - The Vallets

GROUND FLOOR  
1833 sq.ft. (170.3 sq.m.) approx.



1ST FLOOR  
1512 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA : 3344 sq.ft. (310.7 sq.m.) approx.  
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Viewing strictly by appointment  
through sole agents:

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