

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



FOR SALE BY WAY OF PUBLIC AUCTION ON THURSDAY 30TH OCTOBER 2025 (UNLESS SOLD PREVIOUSLY) AT THE FEATHERS HOTEL LEDBURY HR8 1DS AT 6.00 P.M.

GUIDE PRICE £200,000 TO £250,000

FORMER SERVANTS WING OF GRADE II LISTED HOUSE IN NEED OF EXTENSIVE MODERNISATION. PERIOD FEATURES, GENEROUS ACCOMMODATION, TWO GARAGES AND CELLAR. EPC F

Lyston House - £170,000 - £200,000 Guide Price

Wormelow, Herefordshire, HR2 8EL

7 2 2



Lyston House

Location & Description

The village of Llanwarne is approx. 5 miles from the Welsh border and approx. 6 miles north west of the market and tourist town of Ross-on-Wye and centres around the ruined church of St John the Baptist, whilst to the north is the village of Wormelow which has both a village shop and a well-regarded village pub!

Property Description

Situated between the villages of Llanwarne and Wormelow is Lyston House, a historic Grade II Listed property. The building dates back to the early 19th Century when it was designed for the prominent Herefordshire physician Dr Cam, with ornamental gardens and extensive grounds. As with all dwellings of this type it has been remodelled to meet the requirements of the new owners, much of this being done in the mid 20th Century.

The house is now divided into two, with Lyston House still having the advantage of generous reception rooms, with character features, set over three floors, together with a cellar. Accessed via a sweeping driveway, which passes through the original parkland, the approach is spectacular! With a right of access across the paved courtyard there are two garages, beyond which are steps leading to the entrance steps and into the hallway where stairs lead to floor above. The 17' kitchen has an Aga as well as a pantry, whilst overlooking the former gardens and grounds is the 24' drawing room with feature fireplace and enormous sash window. To the first floor is a further 19' reception room and bathrooms whilst to the third floor are four bedrooms and a bathroom.

Outside there is evidence of the former gardens with stone walls and outbuildings and once cleared a far-reaching view across the rolling farmland beyond will be evident.

Ground Floor Entrance

Kitchen 5.35m (17ft 3in) x 4.52m (14ft 7in)

Fitted with range of units and Aga

Pantry 2.32m (7ft 6in) x 2.35m (7ft 7in)

Sitting Room 7.67m (24ft 9in) x 4.88m (15ft 9in)

Fireplace

Dining Room 4.93m (15ft 11in) x 3.13m (10ft 1in)

First Floor Drawing Room 6.09m (19ft 8in) x 5.09m (16ft 5in)

Bedroom 4.57m (14ft 9in) x 3.69m (11ft 11in)

Bedroom 3.33m (10ft 9in) x 3.02m (9ft 9in)

Two bathrooms

Each with bath hand basin and w.c.

Second Floor Bedroom 3.92m (12ft 8in) x 3.87m (12ft 6in)

Bedroom 3.95m (12ft 9in) x 3.10m (10ft)

Bedroom 3.90m (12ft 7in) x 3.10m (10ft)

Bedroom 3.82m (12ft 4in) x 3.10m (10ft)

Bathroom

Bath, hand basin and w.c.

Cellars

Cellar with door between

Outside

The main driveway passes through the parkland leading to the rear courtyard entrance where there are two garages. The gardens are to the rear of the property and have evidence of stone walls and outbuildings





Agents Notes

For Sale By Auction Information for prospective bidders at auction. Bidders registrations - potential buyers are required to register their details before bidding. At registration you will need to provide your full name and address and the solicitor/legal representative who will be acting on your behalf. You will also need to prove your method of payment of the deposit and that you have necessary proof of identity to comply with money laundering regulations. You are advised to register prior to the date of the auction at one of the offices and you will need to bring your proof of identity with you to the sale where you will be allocated a personal bidding number which will enable you to bid. A bidders registration form is available upon request. Please bring this along to one of our offices at least 48 hours prior to the auction or ensure that you attend the auction registration desk at the auction venue at least 30 minutes before the advertised start of the sale. There is no charge for registration. The auctioneer reserves the right to refuse a bid where registration has not taken place and to offer the lot to the under bidder. Proof of identity In compliance with Money Laundering Regulations bidders are required to provide photographic identification and evidence of residency. Buyers must provide the following:

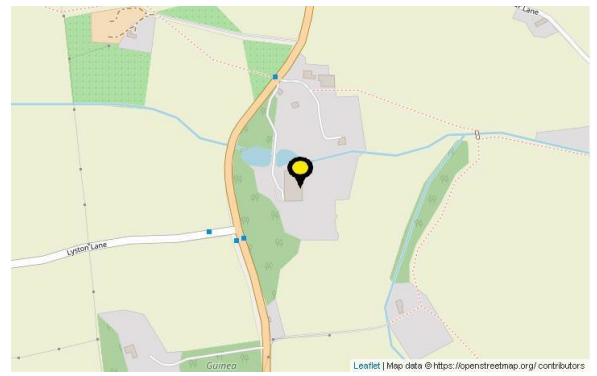
1. Photographic identify document such as a current passport or UK driving license AND
2. An original utility bill, building society or bank statement, council tax bill or any other form of identity document (excluding credit card statements and mobile phone bills) that has been issued within the last 3 months and provides evidence of residency at the correspondences address stated on the registration form. If the bidder is acting on behalf of another party they will be required to provide the documents above for themselves and for the named buyers for whom they act, as well as providing a letter of authority from the buyers authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above documents will still be required together with written authority from the company and a copy of the certification of incorporation. It is advisable to ensure that this process is satisfactorily completed and approved well before the sale. Deposits A deposit payment, which is payable on the fall of the hammer, is calculated at 10% of the purchase price (or £3000 whichever is greater). Buyers should arrange to bring either a bankers draft/counter cheque, building society draft or debit card to the sale room to cover their maximum bid. Personal and company cheques will not be accepted unless agreed by prior arrangement even if you are well known to us and have bought from us previously. If you wish to pay by personal or company cheque you should contact us at least 3 working days prior to the auction. A £20 fee will be charged (payable in cash only) upon acceptance of any personal or company cheque to cover the bank chargers for special clearance. Buyers may pay deposits by either Maestro or Visa debit cards (not credit cards). Transactions must be in person and cannot be accepted over the telephone. Buyers should note that cash will not be accepted for deposit payments. Important all buyers are advised to inspect all available legal documentation prior to bidding and you will be deemed to fully understand your liabilities if successful. Liabilities could include stamp duty, land registry fees and VAT which may become payable upon completion in line with any property transaction whether it is be auction or private treaty. If you are in any doubt you should seek advice from your own professional advisors.

AUCTION GUIDE PRICE An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE This is seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. A reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. Solicitors/Legal Pack The solicitors acting on behalf of the vendors in the sale of Lyston House are HCR Law Solicitors Tel: 01989 561439

Directions

From the A49 Ross to Hereford Road take either the B4348 or A466 towards Wormelow. Continue south from Wormelow on the A466. Soon after the turning on your left into Leniston Lane will be the stone entrance gates to Lyston House. Continue through the gates and through the parkland, and on your left, prior to the house, will be the entrance to the rear courtyard. Lyston House entrance is in the far left corner.



Services

We have been advised that mains water and electricity are connected to the property. Oil fired heating. Private drainage. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

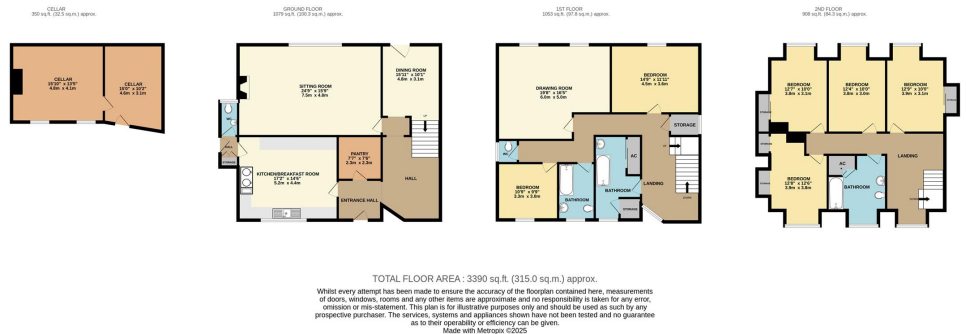
Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is F.



Ross Office
01989 768320
ross@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

