

HAYWOOD LODGE

HEREFORDSHIRE





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*One of Herefordshire's most elegant
and historic houses*

Hall + Drawing Room + Dining Room + Kitchen
Sitting Room + Rear Hall/ Utility Room + Store Rooms

Six Bedrooms + Two Bathrooms + Two Shower Rooms

Attic + Cellar

Outbuildings + Hop Kiln + Stables

Planning Permission for conversion and additional buildings

Formal Gardens + Grass Tennis Court + Paddocks
Cider Orchard

In all about 14.68 acres

Hereford 3 miles + Ross on Wye 12 miles + M50 14 miles
(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice
on the last page of the text.*



LOCATION

Haywood Lodge is an imposing house with views east towards the Malverns and west to the Black Mountains. Hereford City is readily accessible with its wide choice of shops, as well as restaurants, bars, cinemas, theatre and cathedral. Schools are abundant in the area not just in Hereford but further afield be it Malvern or Cheltenham. Hereford station is on the Manchester/Swansea line with direct trains also to London Paddington or east to Worcester and Birmingham. The M50 links the M5 to the east and the M4 at Newport via the A40/A449 dual carriageway.

HISTORICAL NOTE

When William the Conqueror arrived in England in 1066, the magnificent oak tree still standing in the cider orchard would then have been growing in the heart of Haywood Forest. Mainly of oak, this forest was recorded in 1583 as nearly 1000 acres and Haywood Lodge's origins as a Royal hunting lodge date to this period. The house was converted into a prestigious gentleman's residence in Queen Anne's reign by George Wellington. Evidence remains to this day of the earlier Lodge, such as the stone mullions in the cellar and the spiral stone staircase hidden behind the panelling. Pevsner wrote that the house was "beautifully restored" circa 1999.





THE PROPERTY

Haywood Lodge is a fine Grade II* listed building significantly refurbished just before the turn of the millennium when it was rewired and replumbed. The hop kiln and the adjoining barn were also reroofed. Haywood Lodge is a wonderful family house. The gravel "in and out" drive was created giving access to the side of the house and beyond to the garaging and other buildings. However the formal entrance is through the wrought iron gates and along the wide gravel path either side of which are immaculate lawns and deep borders, leading to stone steps and the front door with its Corinthian pilasters and swan neck pediment. The Hall has flagstone floors with the fine staircase under which is the door to the cellar and beyond a door to the garden. Off the hall is the elegant Drawing Room and Dining Room which is panelled, with doors to the Kitchen with its four oven oil fired AGA and electric hob and a door to the Sitting Room. The Utility Room has a cloakroom off, back stairs and back door.

From the Hall, the oak staircase rises to a naturally lit landing off which are four bedrooms (one with an ensuite bathroom and dressing room and one with an ensuite shower room) and a family bathroom. A door also gives access to the attic and studio. There are also two bedrooms (one bedroom is currently an office) and a shower room at the top of the back stairs.









OUTBUILDINGS

Across the covered passage from the utility room is a store room/ gymnasium beyond which is a log store and gardener's WC. The substantial barn and hop kiln have two floors and a current planning consent to convert into a house. Nearest the house are two stables and a tack room with a complete cider mill and press and workshop. The remaining ground floor space has an open sided loggia looking over the garden. Within the courtyard off the drive is an attractive pond and garaging for four cars. The planning consent also allows construction of additional barns, completing the courtyard around the pond.

THE GARDENS

The formal gardens are at the front of the house. The private gardens behind the house are shaded in part by a flowering cherry tree, privet hedges and a wicket gate leading to a secret children's garden as well as a vegetable garden and green house. Beyond is the fabulous grass tennis court.

THE LAND

The grass paddocks principally are behind and to the side of the house and can be accessed from the courtyard. The cider orchards are directly opposite the house and have an easterly slope leading down to the Haywood oak and large pond. There are approximately 12 acres of grazing.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Fibre broadband available providing 100mbps download & upload speeds with wireless mesh network throughout.

DIRECTIONS (HR2 9RU)

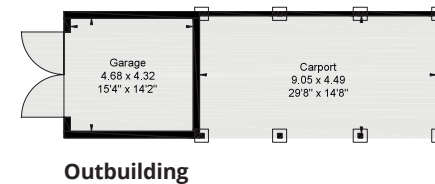
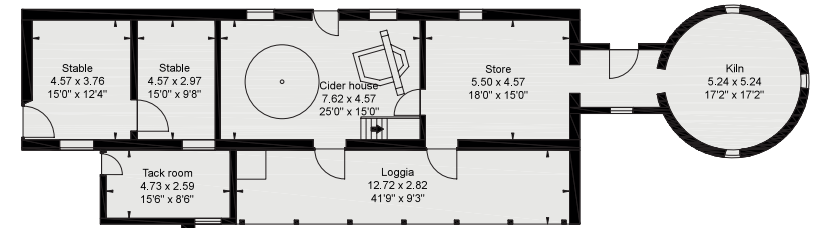
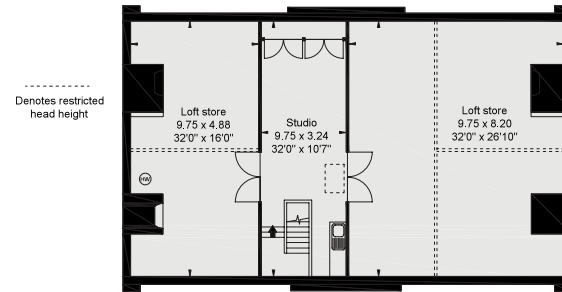
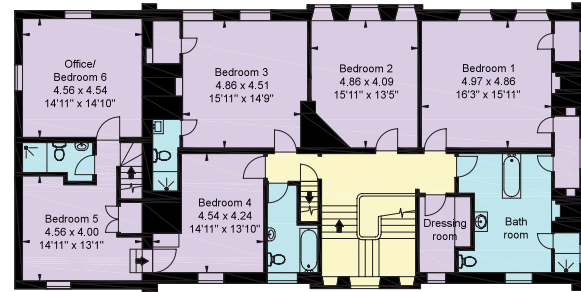
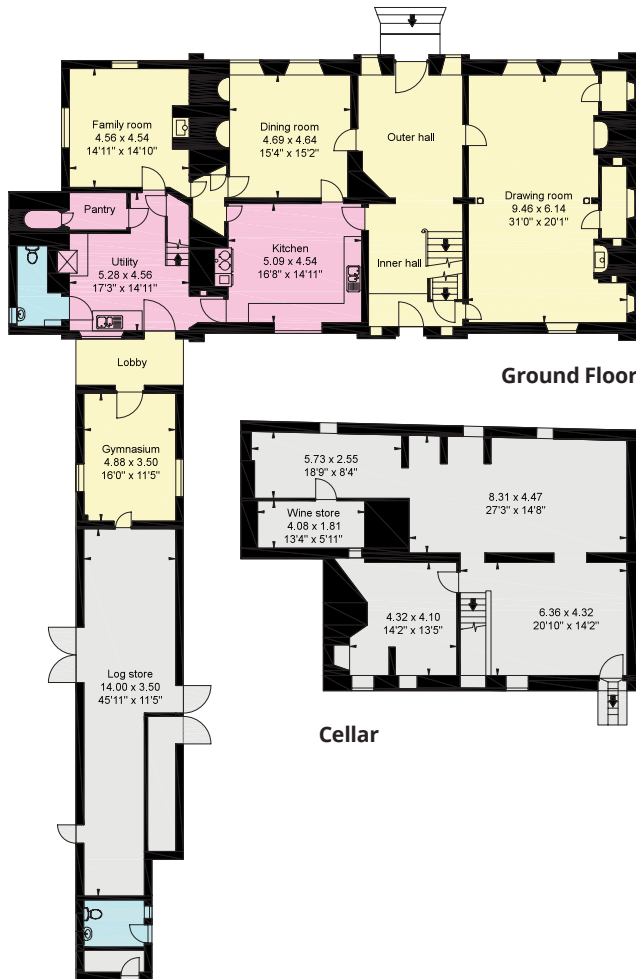
From Ross on Wye take the A49 north to Hereford. At the top of Callow Hill turn left to Callow and Belmont. Follow this road for about 1.5m and the house is on the left hand side. If coming from Hereford leave the City on the A465 Abergavenny Road, after the Belmont roundabout, turn left signed Haywood 1 mile and Haywood Lodge is on the right hand side after about a mile.





Approximate Gross Internal Floor Area
House: 694 sq m (7,472 sq ft)
Additional Buildings: 447 sq m (4,813 sq ft)
Total: 1,141 sq m (12,285 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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