



Bridgend House, Letton, Hereford, Hfds, HR3 6DH





**Bridgend House**  
**Letton**  
**Hereford**  
**Herefordshire**  
**HR3 6DH**

Summary of features:-

- A delightful period house
- Extensive and versatile accommodation
- Set in generous gardens and grounds

**Kington 8 miles**  
**Hay-on-Wye 10½ miles**  
**Hereford 12½ miles**

### Description

Bridgend House is a charming and characterful Grade II listed house offering extensive accommodation and set in delightful gardens and grounds. The house presents comfortable and generously appointed five or six bed accommodation with the potential to create a self-contained annexe.

### Situation

Letton is found in the heart of the Wye Valley close to the popular village of Eardisley with an excellent range of facilities including a public house, primary school, village hall, church and village stores. The village is approximately a 25-minute drive from the cathedral city of Hereford which provides an extensive range of services and facilities including education, leisure, theatre and shopping. The Wye Valley is known as an area of outstanding natural beauty and one is never far from delightful views. The nearby market town of Hay-on-Wye is a popular tourist destination found within the Brecon Beacons National Park and alongside the River Wye. The town has a popular outdoor market held every Thursday and is famous of the Literary festival held annually in the spring and attracting a wide range of visitors to the area.

### The Accommodation

The property is entered through the front porch where a door leads through to the dining room. The older part of the house offers a wide-range of exposed beams and timbers and the dining room is no exception also with the original front door. An opening leads into the sitting room which features a fireplace with woodburning stove and windows to the front and rear.

The kitchen is fitted with a wide range of units and worktops and has a gas-fired and electric Range Cooker. There is a window to the front and a fireplace with a wood-burning stove.

From the front porch, a corridor leads to a second reception room, which has been used as a library, with a set of French windows to one side and a window. A further door leads into the utility room which is also currently used as a gym. The room has a wide range of cupboard storage, a butler sink, a door to the outside, an understairs store cupboard and a staircase leading to first floor.

Above this area there are two bedrooms, one single and a double with the main bedroom having wardrobes and the second bedroom having an eaves storage cupboards.

There is also a bathroom with panel bath, w.c. and wash-hand basin.

From the dining room the main staircase leads to the first-floor landing giving access to the main bedroom with dressing area, en-suite shower room and fitted wardrobes.

There are two further double bedrooms and a generous bathroom with shower cubicle, roll-top freestanding bath, w.c and a wash-hand basin.

From the landing the stairs continue to the second-floor double bedroom with en-suite w.c and sink. and a doorway giving access to the large attic. A second smaller attic is also accessible from the stairway leading to this bedroom.





## Outside

The property is approached from the main road via a shared driveway leading through a gateway into a generous parking and turning area.

To the right there is an extensive lawn surrounded by trees and a garden store with an open-fronted store to one side.

The lawn leads around to the north where there is a further lawned area and banked bund which is part of a flood mitigation measure.

Surrounding the property is a pathway and patio with private seating areas and a fenced area to the front forming the original but now redundant driveway. In the garden is a bund which forms part of a flood risk mitigation measure.

## Services

We are advised that the property is connected to mains water, mains electricity, private drainage and oil-fired central heating. Please note the services or service installations have not been tested.

## Council Tax Band

Herefordshire County Council Band "G"

## Tenure

Freehold with vacant possession upon completion.

## Directions

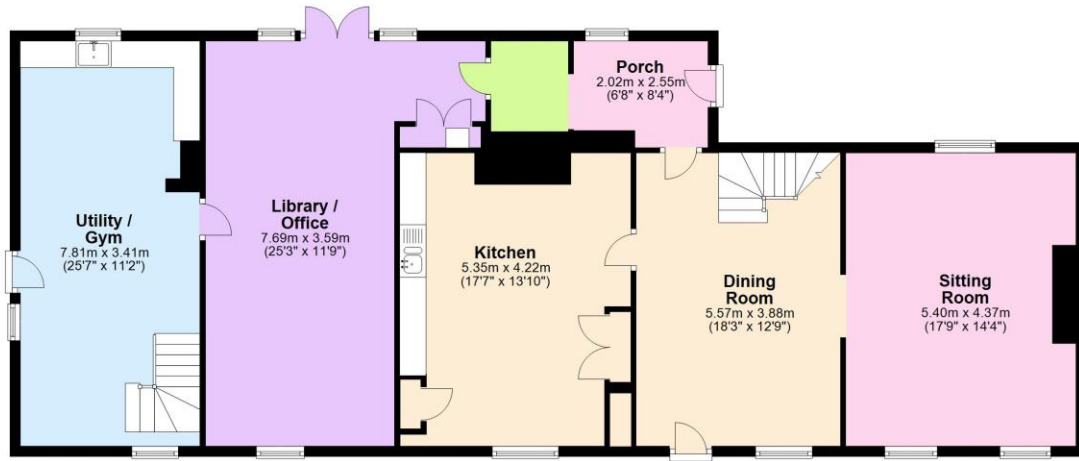
From Hay-on-Wye take the B4351 in a north-westerly direction towards Clyro and on entering the village turn right onto the

A438 towards Hereford. Continue through Bronydd, Rhydspence, Whitney-on-Wye, Winforton and at Willersley turn right onto the A438 towards Hereford. Proceed past the left-hand turn for Kinnersley and just past Letton Court just after a right-hand bend in the road, the entrance to the driveway is found on the left-hand side before the Swan Inn public house. Proceed through the gateway and bear left continuing on to the property which will be found at the end of the drive.

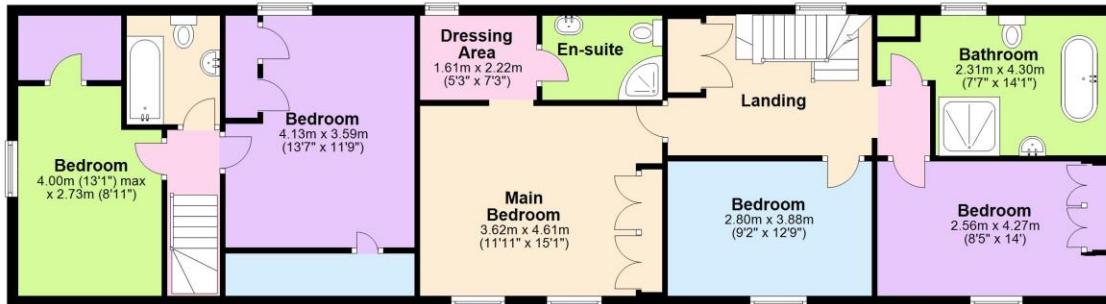
What3words – [proclaims.scream.ahead](https://www.what3words.com/proclaims.scream.ahead)



**Ground Floor**



**First Floor**



**Second Floor**



Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

**Viewing by appointment through Sunderlands**

**Hay-on-Wye Branch**

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717 410757

**Hereford Branch**

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161

Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

