Southwell Court
Broad Oak, Hereford

ROSCOE ROGERS KNIGHT
Town and country properties

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This handsome 12-bedroom, 3 storey former Coaching Inn is set in 7.5 acres of mainly pastureland. Located between Broad Oak & Skenfrith, its elevated location produces attractive panoramic countryside views. Constructed in the 1830's by Lord Southwell, it has a Georgian appearance with 3 floors and a cellar & an extensive range of impressive, 2 storey stone outbuildings with potential to provide additional accommodation. The property is in need of refurbishment.

The small village of Garway is a short drive away with its popular primary school, active new, village hall/community centre, pub/restaurant and an ancient church having associations with the Knights Templar. There is easy access to major road networks, the city of Hereford (14 miles) Monmouth (6.5 miles) with its renowned schools and Ross-on-Wye (9 miles).

Constructed in stone with a rendered and painted exterior with wooden windows and doors set under a felted and slated roof. Its three floors have the benefit of high ceilings, wide staircases, moulded skirtings, architraves and picture rails, panelled doors, elm boarded and pine floorboards, some sashed windows with shutters and open fireplaces. Oil fired boiler (uncommissioned) with radiators set on two floors.

The approach is via a panelled front door with arched fan-light over into;

"L" SHAPED HALLWAY: 3.65m x 1.21m (11'12" x 3'12") + (6.09m x 1.52m) (19'12" x 4'12")
Cloaks hanging space, high mounted servants' bells. Staircase with square newels and balustrades up to first floor with cupboard under (with original stone steps to the cellar boarded over). The cellar has two large rooms with practical height ceilings and an external access from the courtyard. Doors into;

SITTING ROOM: 4.87m average x 4.57m (15'12" average x 14'12")
Windows to front and side and fireplace.

LIVING ROOM: 4.87m x 4.26m (15'12" x 13'12")
Windows to side and back with countryside views. Fireplace with Pine surround and inset Jotul woodburning stove on a slate hearth.

STUDY: 3.04m x 2.74m (9'12" x 8'12")
Window to back with attractive views. Tiled open fireplace with stone hearth.

LAUNDRY ROOM: 2.74m x 2.74m (8'12" x 8'12")
Window to back with attractive views. Single drainer stainless steel sink unit and space and plumbing for washing machine.

DINING ROOM: 4.57m x 3.35m (14'12" x 10'12")
Windows to front and side with window seat and tiled open fireplace. Secondary doorway out to the hallway.

KITCHEN/BREAKFAST ROOM: 3.96m x 3.96m (12'12" x 12'12")
Window to back with attractive countryside views and a pair of part glazed doors out to entrance courtyard. "L" shaped laminate worktops with ceramic tiled splash-backs, inset one and a half bowl single drainer stainless steel sink unit. Range of Oak panelled drawers and cupboards set under with matching wall cupboards and display cabinets. Recess for Zanussi electric cooker and brick arched recess having an inset double-oven oil-fired Aga cooking range. Ceramic tiled floor.

UTILITY ROOM: 3.04m x 2.74m (9'12" x 8'12")
Window to side overlooking the yard. External door out to the front terrace. Double drainer stainless steel sink, floor standing oil-fired central heating boiler (not used recently), old shower cubicle with mixer shower. Door into: Cloakroom; with wall mounted wash basin and low-level WC. Ceramic tiled floor. Door at back with steps down to;

BAKEHOUSE/WASH HOUSE: 4.57m x 3.96m (14'12" x 12'12") average
External doors on each side and window. High apex ceiling with exposed timbers, flagstone floor and original baking oven. Set in one corner is gardener's toilet with a WC with chain-pull cistern. Two steps down lead to;

THE OLD DAIRY: 4.57m x 2.43m (14'12" x 7'12")
With two small windows.

From the entrance hallway, upstairs to a split landing with window to side overlooking the yard: To the right is a Lobby with door into:

FAMILY BATHROOM: 3.96m x 2.43m (12'12" x 7'12") average
Window to back with far reaching views. Panelled cast iron bath, double shower cubicle with electric power shower and pedestal wash hand basin. Pair of doors into; Airing Cupboard with insulated hot water cylinder.

Door into protruding; **CLOAK ROOM**: With window to back and low-level WC. Door into;

BEDROOM: 4.26m x 3.04m (13'12" x 9'12")
Window to side. Roof access trap.

MAIN FIRST FLOOR LANDING: 2.43m x 2.43m (7'12" x 7'12")
Matching staircase up to half landing and second floor landing with feature cured wall to Bed 6. Doors into the following;

BEDROOM 1: 4.87m x 4.26m (15'12" x 13'12")
Windows to front and side. This room is separated from Bedroom 2 by an original folding wooden partition. It is believed that this was previously opened up to create a function room.

BEDROOM 2: 4.87m x 4.57m (15'12" x 14'12")
Window to side overlooking the orchard. Cast iron fireplace.

BEDROOM 3: 3.35m x 3.04m (10'12" x 9'12")
Window to back with countryside views. Blocked up fireplace.

BEDROOM 4: 3.35m x 2.74m (10'12" x 8'12") min
Window to back with countryside views.

BEDROOM 5: 3.35m x 3.35m (10'12" x 10'12")
Window to front.

BEDROOM 6/NURSERY: 3.04m x 2.43m (9'12" x 7'12")
Window to front.

SECOND FLOOR LANDING: 2.43m x 2.43m (7'12" x 7'12")
This floor is probably built and decorated as it was built with unusually high ceilings of 7'9". There are no signs of lighting or power points ever being installed. Doors into the following;

BEDROOM 7: 4.87m x 4.26m (15'12" x 13'12")
Windows to front and side and cast-iron bedroom fireplace.

BEDROOM 8: 4.87m x 4.57m (15'12" x 14'12")
Window to side and fireplace recess.

BEDROOM 9: 3.35m x 3.04m (10'12" x 9'12")
Window to back with far-reaching countryside views.

BEDROOM 10: 3.35m x 2.74m (10'12" x 8'12")
Window to back with countryside views.

Curved access off the landing into;

BEDROOM 11: 3.35m x 3.35m (10'12" x 10'12")
Window to front and cast-iron bedroom fireplace.

BEDROOM 12: 3.04m x 2.43m (9'12" x 7'12")
Window to front with feature curved wall.

OUTSIDE:
Southwell Court has a double-gated vehicle entrance at the front down to an extensive tarmacadam yard area, providing ample turning and parking space and access to the adjoining barns. There is lawned area at the front of the property and a wrought iron pedestrian gate with railings to the side off the roadside. This gives separate access to a flagstone paved front terrace with an attractive "l" shaped Oak framed open verandah set off the kitchen ideal for dining outdoors and also shielding the access to the external steps down to;

CELLAR:
With flagstone floors.

ROOM 1: (4.87m average x 4.26m with 1.82m ceiling height) (15'12" average x 13'12" with 5'12" ceiling height) Stone steps (boarded over) up to understairs cupboard. Wide opening into; **ROOM 2: (4.87m x 4.57m with 2.13 ceiling height) (15'12" x 14'12" 6'12"ceiling height)** Flagstone floor.

To the side of the property is a small orchard, and at the back is a walled lawn with an old outside toilet, ideal for use as a tool shed.

THE GROUNDS:
These total 7.5 acres and the fenced pastureland is set at the side and back of the property. It includes the pretty stream that runs through the centre of the main meadow.

"L" SHAPED RANGE OF BARNS:
Constructed in stone and set on two floors with wooden windows and doors all under slated roofs.

STORE SHED: 8.22m x 4.87m (26'12" x 15'12")
Window recess and door to the back with part concrete and flagstone floor. External stone steps lead up to a **GRANARY: (8.22m x 4.87m) (26'12" x 15'12")** with a boarded floor, exposed King-post roof trusses and window openings at front and back. Attached **CART HOUSE: (4.87m x 1.82m) (15'12" x 5'12")** Flagstone floor and double doors into;
Attached **CART HOUSE: (4.87m x 1.82m) 916'8" x 6'11")** Flagstone floor and double doors into;

FORMER COACH HOUSE: 4.87m x 4.26m (15'12" x 13'12")
External door and high vaulted apex to roof. Stone drinking trough outside. Set at right angles is another stone barn comprising; **STORE/FORMER STABLE 39'3" x 14'5" (11.88m x 4.26m) (38'9" x 13'12")** Concrete floor, window openings to front and a LOFT over of similar size with three openings overlooking the yard. Attached to the back of this building is a substantial lean-to open fronted;

OUTBUILDING: 12.40m x 5.48m (40'8" x 17'12")
Constructed in a combination of blockwork and timber with a corrugated metal roof. Personnel door to back. Adjacent is an 800-gallon oil storage tank.

SERVICES:
Mains electricity, private septic tank drainage and water supply. Telephone subject to BT regulations. Oil-fired central heating that will require recommissioning. Council tax band E. EPC rating G

AGENTS NOTE:
We are selling joint agents with Nigel Ward & Co.in Pontrilas.

Offers in the region of £775,000

DIRECTIONS:
From Monmouth take the old Hereford Road and at Welsh Newton turn left just after the staggered crossroads and monument (on your right). Follow this road for approximately 3 miles and at the crossroads in Broad Oak, turn left and the property will be found on your right after a short distance. what3words: ///empires.encourage.study

Roscoe Rogers & Knight would like to draw your attention to the following notes:

• These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
• Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
• We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
• None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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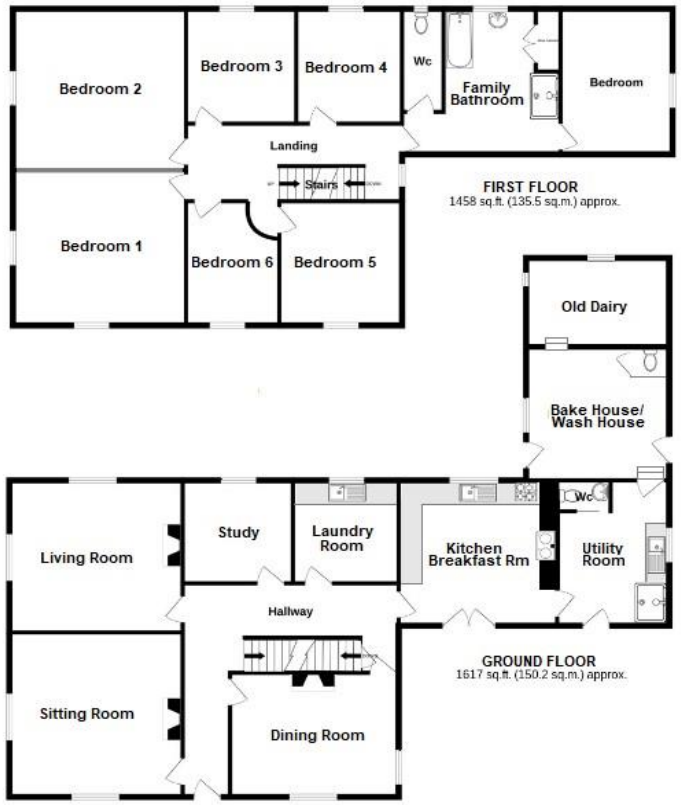
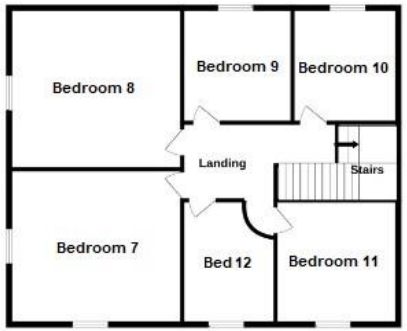


FIRST FLOOR
1458 sq.ft. (135.5 sq.m.) approx.



SECOND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.

GROUND FLOOR
1617 sq.ft. (150.2 sq.m.) approx.

TOTAL FLOOR AREA : 4735 sq.ft. (439.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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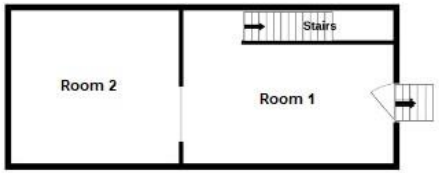
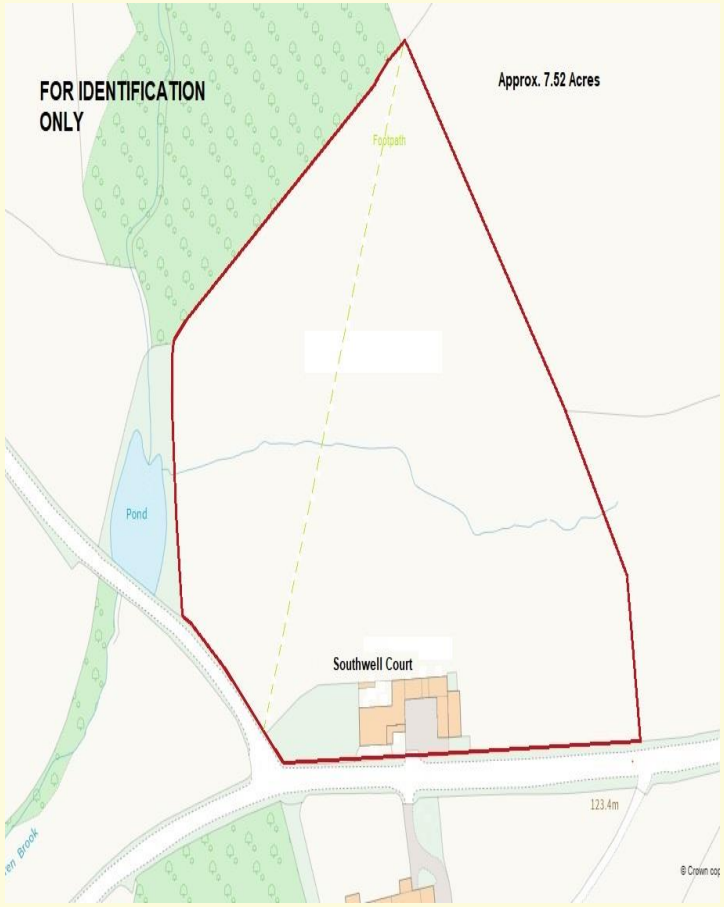
CELLAR
555 sq.ft. (51.5 sq.m.) approx.