

# Old Castleton

Clifford, Hay on Wye, Herefordshire. HR3 5HA



**Old Castleton  
Clifford  
Hay on Wye  
Herefordshire  
HR3 5HA**

- *11.3 acre smallholding*
- *Close to the popular town of Hay on Wye*
- *Impressive country house with character*
- *Lovely range of traditional buildings*
- *Over 4500 sq ft of accommodation*
- *Stunning Herefordshire countryside*

**Hay on Wye 4.5 miles  
Hereford 16 miles  
Abergavenny 29 miles**



## INTRODUCTION

Occupying an exceptional position on the fringes of the Wye Valley, approximately 4.5 miles from the renowned market town of Hay-on-Wye, this distinguished country residence commands a truly special setting within its own grounds of about eleven acres. A landmark home within the locality, the property offers elegantly proportioned accommodation arranged over three floors, combining character, comfort and versatility suited to modern country living.

At the heart of the house lies a wonderfully atmospheric drawing room, richly lined with timber paneling to create a warm and inviting retreat, ideal for relaxed evenings and entertaining alike. In addition to the principal reception rooms, the house provides four to five bedrooms, allowing flexibility for family life, guests or home working.

Complementing the main residence is a self-contained one-bedroom apartment situated above the garage, providing ideal accommodation for visitors, extended family or staff. The formal gardens surrounding the house have been thoughtfully designed and carefully maintained, creating a refined and welcoming approach that enhances the sense of arrival.

Set apart from the main house and approached via a separate driveway, a charming stone barn and traditional stable block offer further versatility, suitable for equestrian interests, storage or potential alternative uses, subject to the necessary consents. The land extends to approximately eleven acres of pasture and paddock, providing both privacy and practical amenity. Of particular historical interest, part of the grounds incorporates the site of a former Motte and Bailey castle, now recognised as a Scheduled Ancient Monument, adding a rare and fascinating heritage dimension to this outstanding country property.



## LOCATION

The property enjoys a delightful rural setting approximately four miles east of Hay-on-Wye, one of the region's most sought-after market towns, renowned for its vibrant community and cultural appeal. Famous worldwide for its literary heritage and the annual Hay Festival, the town offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, alongside both primary and secondary schooling.

The surrounding countryside is widely regarded as some of the finest in the region, with the beautiful Wye Valley and the dramatic landscapes of the Black Mountains within easy reach. The area is particularly popular with those who enjoy outdoor pursuits, including walking, cycling, horse riding and water-based activities along the nearby River Wye.

Despite its peaceful rural position, the property remains conveniently located for access to neighbouring market towns including Hereford and Brecon, both offering a comprehensive range of shopping, educational and leisure facilities. This highly desirable location combines the tranquillity of the countryside with excellent accessibility, making it ideal for those seeking a refined rural lifestyle.



## ACCOMMODATION

A traditional entrance porch provides an attractive introduction to the property, opening into a welcoming living room with warm timber flooring and an abundance of natural light from multiple windows. Discreetly positioned within this space is a convenient cloakroom.

From here, the accommodation flows into an impressive drawing room, undoubtedly the principal reception space and the true heart of the home. Beautiful timber panelling lines the walls, creating an atmosphere of warmth and character, while a feature fireplace with wood-burning stove forms a striking focal point. The room extends seamlessly to provide ample space for formal dining, complemented by a second fireplace with wood-burning stove, ideal for entertaining or relaxed family gatherings.

Beyond, the library offers a peaceful retreat, enjoying views across the gardens through a large picture window and featuring an elegant sandstone fireplace with wood-burning stove.

The kitchen is thoughtfully arranged with a comprehensive range of fitted units, centred around a substantial island and complemented by an electric ESSE cooking stove. An opening leads into a delightful breakfast area positioned to enjoy views over the gardens, creating an inviting setting for informal dining.

Adjoining the kitchen is a practical utility room providing plumbing for laundry appliances and housing the LPG gas boiler.

A staircase rises to a generous landing area, rich in character with exposed beams and timber flooring. From here, four well-proportioned double bedrooms are accessed, many enjoying attractive exposed timbers and far-reaching rural views. The accommodation on this level is served by two well-appointed bathrooms.

The second floor reveals an impressive open-plan space set beneath exposed roof timbers, offering exceptional versatility. This expansive room is ideally suited for use as a home office, additional bedroom accommodation, studio space or a children's playroom, depending on individual requirements.

### Annexe

Positioned above the garage and accessed via its own independent entrance, the annexe provides valuable supplementary accommodation. Arranged to include an open-plan kitchen and living space, bedroom and bathroom, it is ideally suited for guest accommodation, extended family or potential ancillary use.







## Gardens and Grounds

The gardens surrounding the property have been thoughtfully landscaped to create an elegant and welcoming setting, featuring expansive lawns interspersed with a variety of mature trees and shrubs. A sweeping driveway approaches the house, opening into a generous parking area and providing access to the integral garage.

In addition to the main driveway, a separate sweeping approach leads to an attractive stone barn, historically used for stabling and storage, with a further building positioned at right angles, also formerly utilised for equestrian purposes.

The property is complemented by several paddocks situated around the house, together with an additional parcel of approximately 7.5 acres located just across the quiet country lane. This land provides excellent pasture for grazing and includes the atmospheric remains of a historic motte and bailey castle, believed to date back to around 1067, adding a unique sense of heritage and distinction to this remarkable country home.

Please note that further land may be available – further information on request.





70.0m

Motte and Bailey

75.8m

CASTLETON FARM ROAD

73.4m

Old Castleton

Lower Castleton

The Cottage

Lower Castleton Farm

88.7m

0m 30m 60m 90m

## SERVICES

The property is connected to mains water and electricity, private drainage. LPG gas fired central heating. Please note that the services or service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Herefordshire County Council Band "G"

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

## ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

## DIRECTIONS

From Hay on We take the B4348 in an easterly direction and follow for about 3.5 miles. Take a left hand turn identified by the what3words locator: ///idea.drivers.widen and follow this quiet lane for just 200m where the property will be found on the left hand side.

## NOTES

- The vendors and their agents accept no liability for any asbestos on the property. It is of the nature of farm buildings in particular that asbestos is likely to be present on the farm.
- Part of the land is designated a 'schedule monument' by English Heritage
- There is a footpath skirting the edge of the property.

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Sunderlands LLP for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F		
1-20	G	19 G	



# Hardwicke, Hereford, HR3

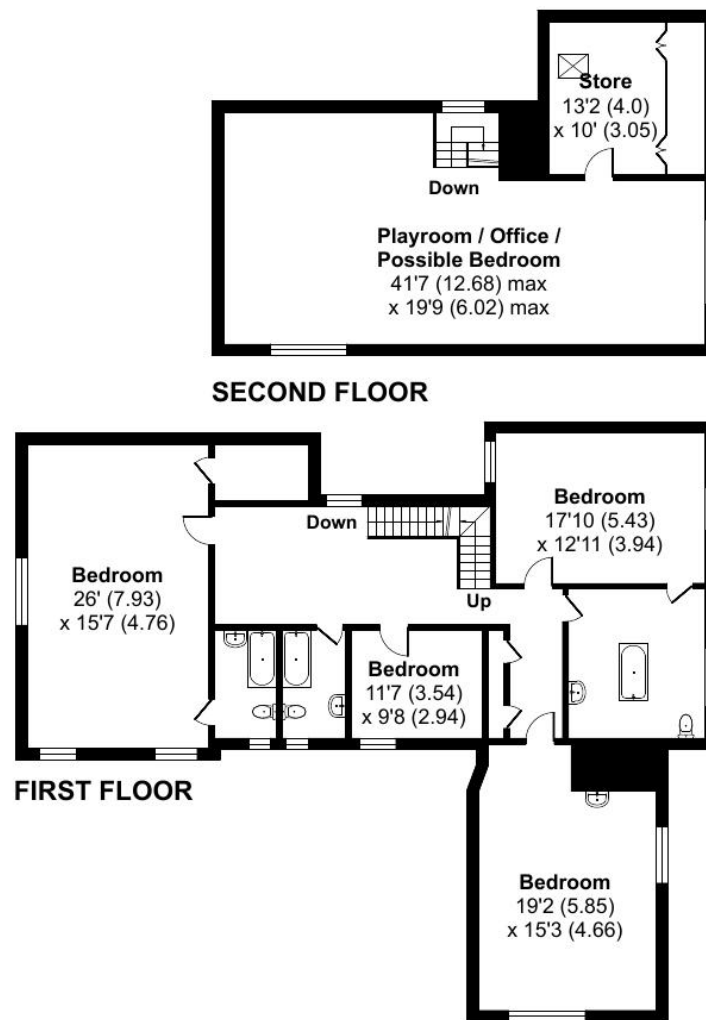
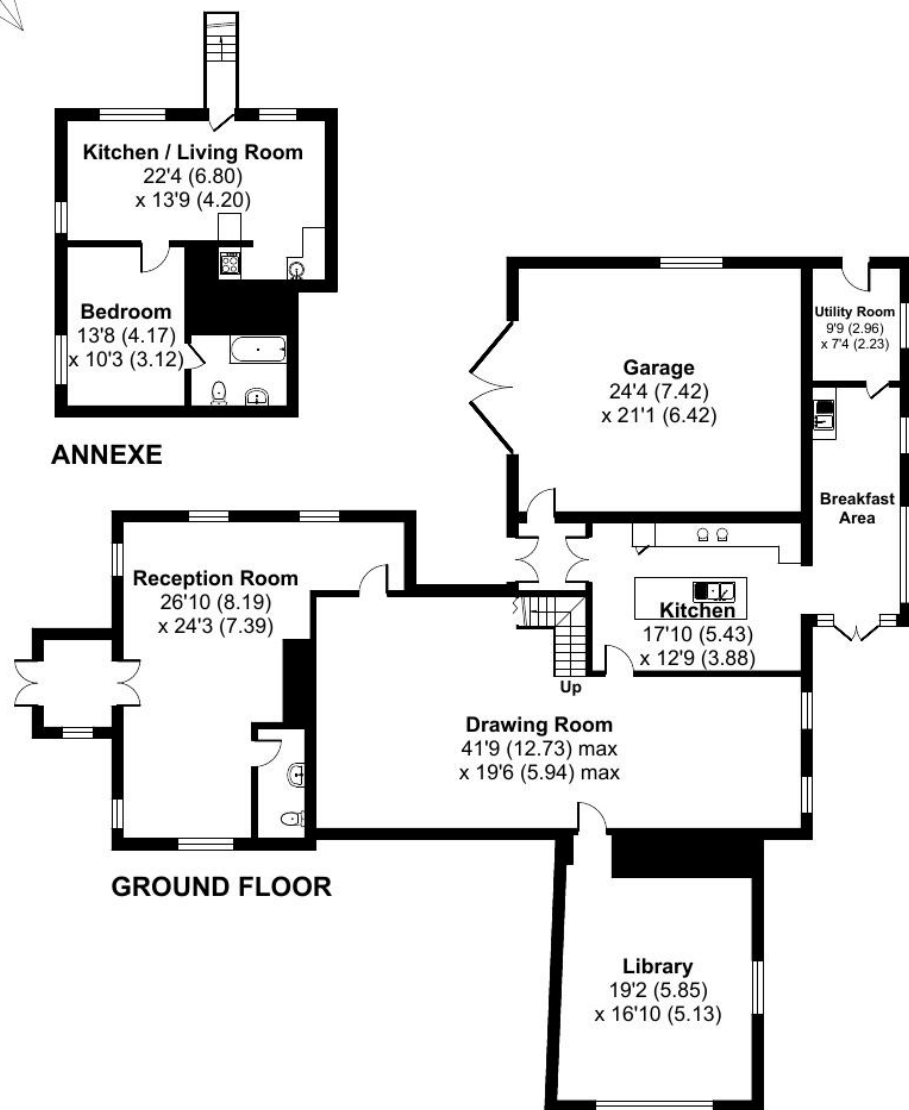
Approximate Area = 4870 sq ft / 452.4 sq m

Garage = 510 sq ft / 47.4 sq m

Annexe = 534 sq ft / 49.6 sq m

Total = 5914 sq ft / 549.4 sq m

For identification only - Not to scale





**Matthew Nichols**  
Tel 01497 822522  
[m.nicholls@sunderlands.co.uk](mailto:m.nicholls@sunderlands.co.uk)



**Darren Thomas**  
Tel 01497 822522  
[d.thomas@sunderlands.co.uk](mailto:d.thomas@sunderlands.co.uk)

