

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

Laskett House & Gardens
Much Birch, HR2 8HZ



Regulated by

RICS[®]

Bedrooms: 9 | Bathrooms: 2 | Receptions: 7

Summary

A unique opportunity to purchase the renowned Laskett House & Garden, the creation of Sir Roy Strong and his late wife, Julia Trevelyan Oman, together with a separate dwelling, The Folly. In total, approx. 4 acres of formal gardens. EPC F

Location

Laskett House & Gardens is situated on the outskirts of the village of Much Birch, mid way between the market and tourist town of Ross-on-Wye, and the City of Hereford, with its Cathedral School as well as Bishops of Hereford Bluecoat School. The market town of Ross, known as the gateway to the Wye Valley provides a range of facilities, whilst Hereford not only provides a vibrant town centre, but a train station enabling rail connections to London, Birmingham, Newport and Worcester, whilst Ross-on-Wye, some 7 miles to the south east, gives direct access to the M50/A40 road network.

The Story

In 1974 Sir Roy Strong became Director of the Victoria & Albert Museum where he staged the landmark exhibition "The Destruction of the Country House". This exhibition was to be influential on Sir Roy and many others, at a time when inflation was high, and there was both social and industrial turbulence. He reflected on a time in history when defeated gentry retreated to their country house and estates and made gardens, in the hope that things would improve.

Sir Roy Strong and his wife purchased Laskett House with a 1 acre blank plot in 1973, initially leasing the neighbouring 3 acre field before purchasing it a few years later. Inspired by many great gardens throughout the neighbouring counties, they designed and planted, what is regarded as one of the largest formal gardens to be created since the war. With its drama, vistas, and sense of theatre, it was a garden created by, and more importantly for, Sir Roy and his wife.







The garden is described as a series of rooms, with areas commemorating various periods during their lives, such as the Victoria and Albert Temple marking the time he was Director of the V&A and the 50th Birthday Garden, which Julia gave to Sir Roy.

Laskett House

The house itself was built in 1835 and has, like most properties of its age, been enlarged and redesigned to meet the needs of the owners of the time, with Sir Roy and Julia certainly adding their mark! Despite being Victorian, the desire was to reinvent the house as Georgian, removing the previous 1920's bay windows and adding windows which extended to the ground.

Internally the desire was to ensure the garden was at the forefront, so there are an abundance of large windows giving breathtaking views, not only across the adjacent gardens, but also across the glorious rolling Herefordshire countryside beyond. The Orangery to the East of the house with its abundance of glazing has doors which lead out into the Yew Garden and Nymphaeum.

The entrance porch, with attractive porthole windows, leads into the reception hall with stairs leading to the first floor and a door leading through to the snug. This is a wonderful room, with large fireplace, exposed wooden floorboards, and two large windows overlooking both the Yew Garden and the Howdah Court Garden.

The kitchen is in the heart of the house, and has a range of floor mounted units, together with a two oven white Aga. Beyond the kitchen are a range of additional rooms, including a 19' reception room, previously used as a further kitchen/staff room which gives direct access to the gardens via a rear porch. There is also a well appointed ground floor bathroom with central bath and corner shower.

To the east side of the house is a further large reception room, with feature, central fireplace, and doors leading through to the Orangery with its attractive, part glazed roof and tiled floor.

To the first floor are a wealth of rooms, accessed from either the staircase located at the front of the house, or via the second staircase at the side of the house. Many of the rooms benefit from ornate coving and ceiling roses, and all have windows which give a stunning outlook across the gardens and surrounding rolling countryside. Positioned towards the centre of the house is the modern, and well appointed shower room. In total the main house provides over 5,400 sq.ft of accommodation.



The Gardens

Greatly inspired by Hidcote in the Cotswolds, Sir Roy and Julia began to design the garden one sees today, with its avenues, topiary and knot gardens, resulting in 24 smaller gardens. Many of these were designed to mark times in their lives such as the Victoria & Albert Temple which marked Sir Roy's time at the V&A, the Die Fledermaus Walk, celebrating Julia's production of Johann Strauss' operetta at the Royal Opera House, and the Shakespeare Monument, recognising Sir Roy being awarded the Shakespeare Prize by the FVS Foundation. In Sir Roy's words "we thought of the garden as being somehow autobiographical, in a haphazard way, about both of us".

Covering approx. 4 acres, most of the garden stretches to the left of the house, and is planted with an array of plants, the most distinctive being the Cedar of Lebanon, believed to have been planted in approx. 1870!

Outbuildings

Located throughout the gardens are a number of outbuildings including a fabulous greenhouse, summer house, previously used as a shop, and a substantial structure, known as the Colonnade Court, which provided welcome cover for the many visitors during inclement weather! There is also an 18' garage, further storerooms, and several gardener's toilets.





The Folly

Positioned to the south west of the house, adjacent to Laskett Lane, is a separate dwelling, The Folly. Tucked away on the periphery of the gardens, and accessed via the Elizabeth Tudor Walk with its pleached Limes and swagged Beech hedge, The Folly offers over 900 sq.ft of ground floor accommodation, with a bedroom and bathroom to the first floor, making it ideal as a separate dwelling.

The Past, The Present & The Future

Purchased in 1973 The Laskett is the creation of Sir Roy Strong and his late wife, the designer Julia Trevelyan Oman.

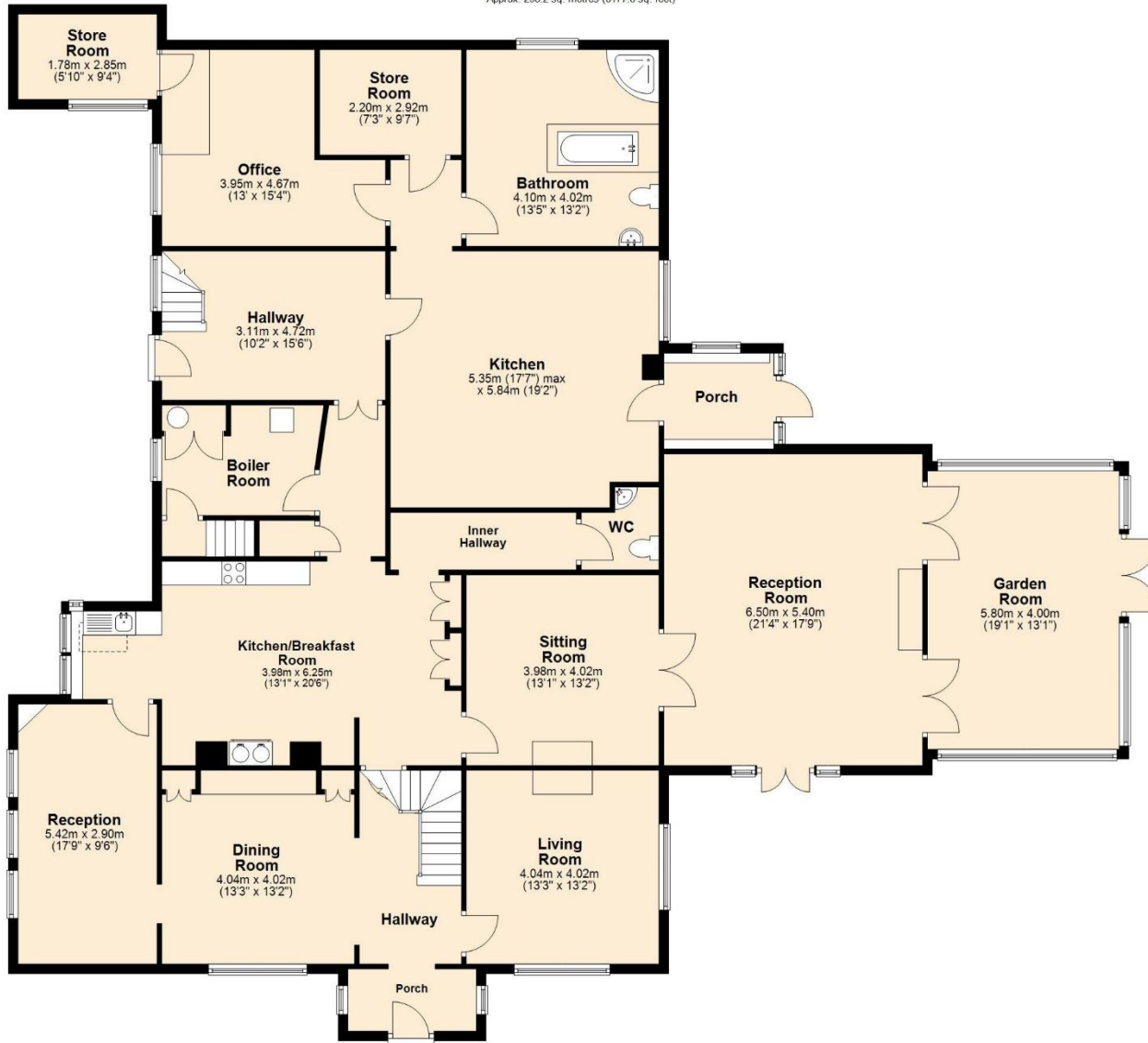
In 2021 the house and gardens were donated to Perennial, a charity dedicated to helping people in horticulture, but after a consultation period, the President of Perennial Alan Titchmarsh said, "It is sad that Sir Roy Strong's generous donation can no longer be sustained".

As for the future, ideally the new owner will cherish the opportunity of being the next custodian of the garden, but likewise it is also understood, that in Sir Roy's own words, "do not be afraid to change your garden, in order to give it new energy and excitement"



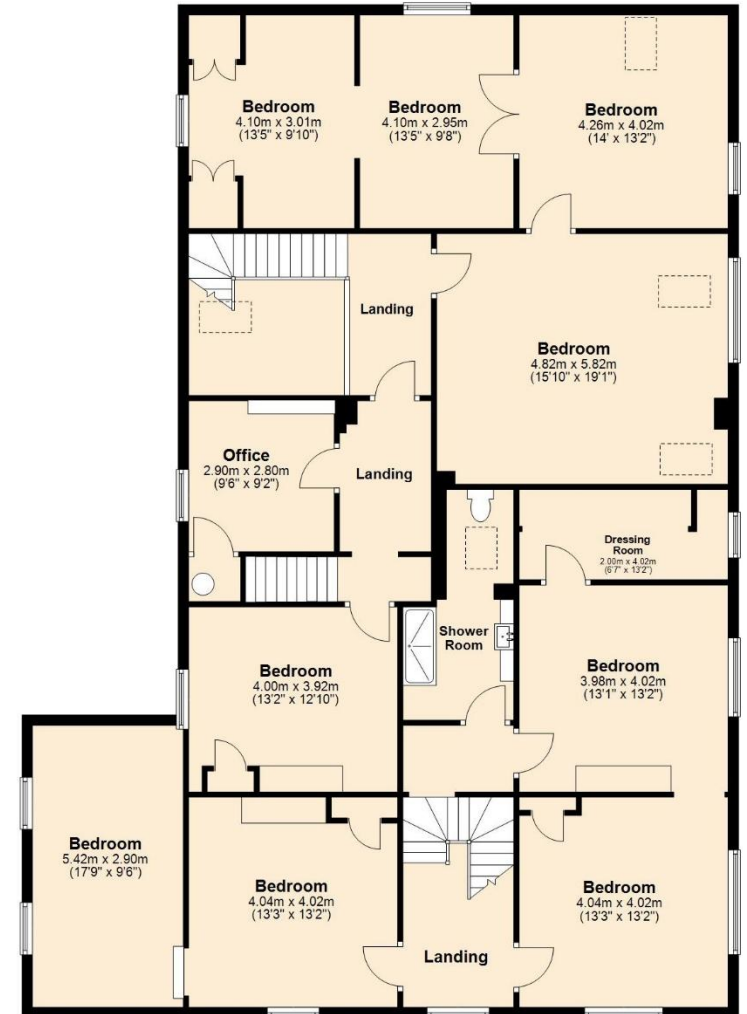
Ground Floor

Approx. 295.2 sq. metres (3177.8 sq. feet)



First Floor

Approx. 213.8 sq. metres (2301.1 sq. feet)



Services We have been advised that mains electricity and water are connected. 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure Freehold

Council Tax Laskett House BAND "G" The Folly BAND "D"

EPC The EPC rating for Laskett House is F The EPC rating for The Folly is F

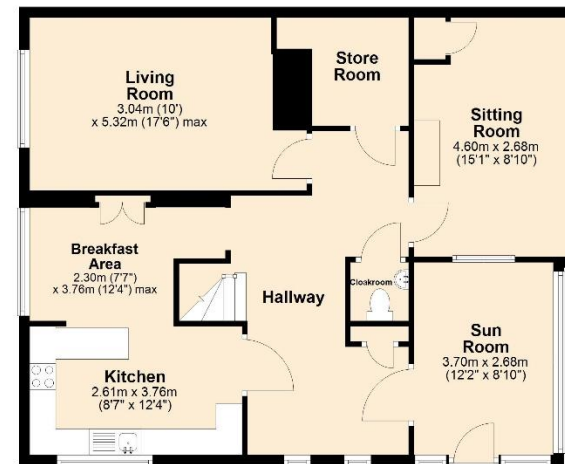
Viewing By appointment to be made through the Agent's Ross-On-Wye Office, Tel: 01989 768320

Directions From Ross-on-Wye take the A49 towards Hereford. Pass through Harewood End and after approx. 1.5 miles on your right hand side will be Laskett Lane. Turn right and Laskett House & Gardens will be found shortly after on the left hand side.

Agents Note Some images provided with thanks by Clive Nichols.

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 formerly 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.

Ground Floor
Approx. 86.2 sq. metres (928.0 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



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.

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