



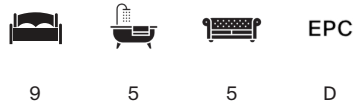
LETTON COURT

HR3 6DH



LETTON COURT LETTON

A substantial country house with glorious gardens and parkland in
the Wye Valley



Local Authority: Herefordshire Council

Council Tax band: G

Tenure: Freehold

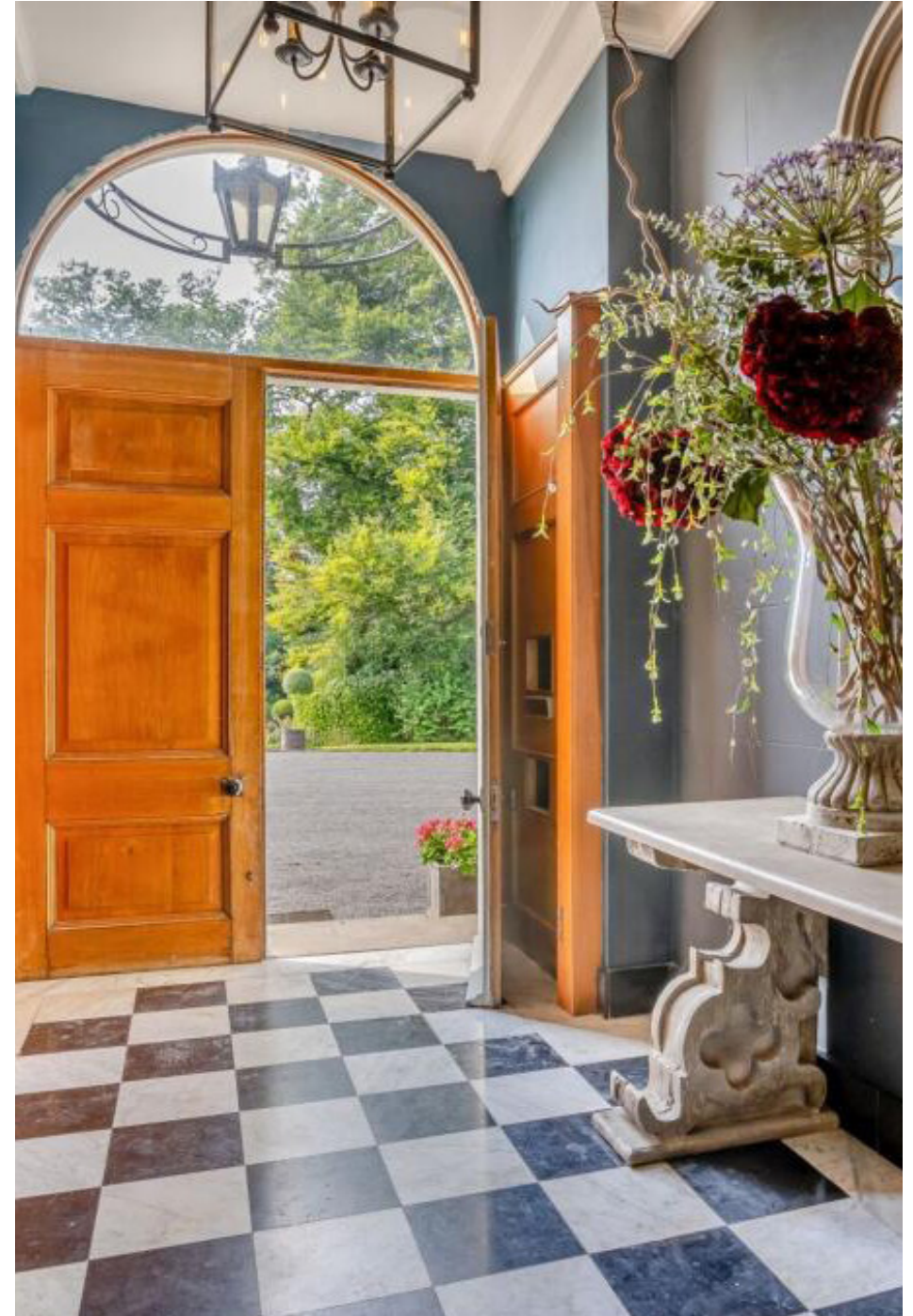
What3words - joyously.hilltop.renderers

Guide Price: £3,000,000



THE PROPERTY

- Set in glorious Wye Valley countryside.
- A substantial country house built in 1925 with nine bedrooms, multiple en suites, and grand entertaining spaces.
- Clock tower courtyard with garages, workshops, store rooms and office space.
- Two separate and self contained apartments above the buildings in the courtyard.
- 53 acres of gardens and parkland including an oxbow lake.
- Outdoor heated swimming pool and former grass tennis court.
- Fishing rights on the River Wye.
- Further details of the fishery business can be found here: <https://www.lettoncourtfishery.co.uk>





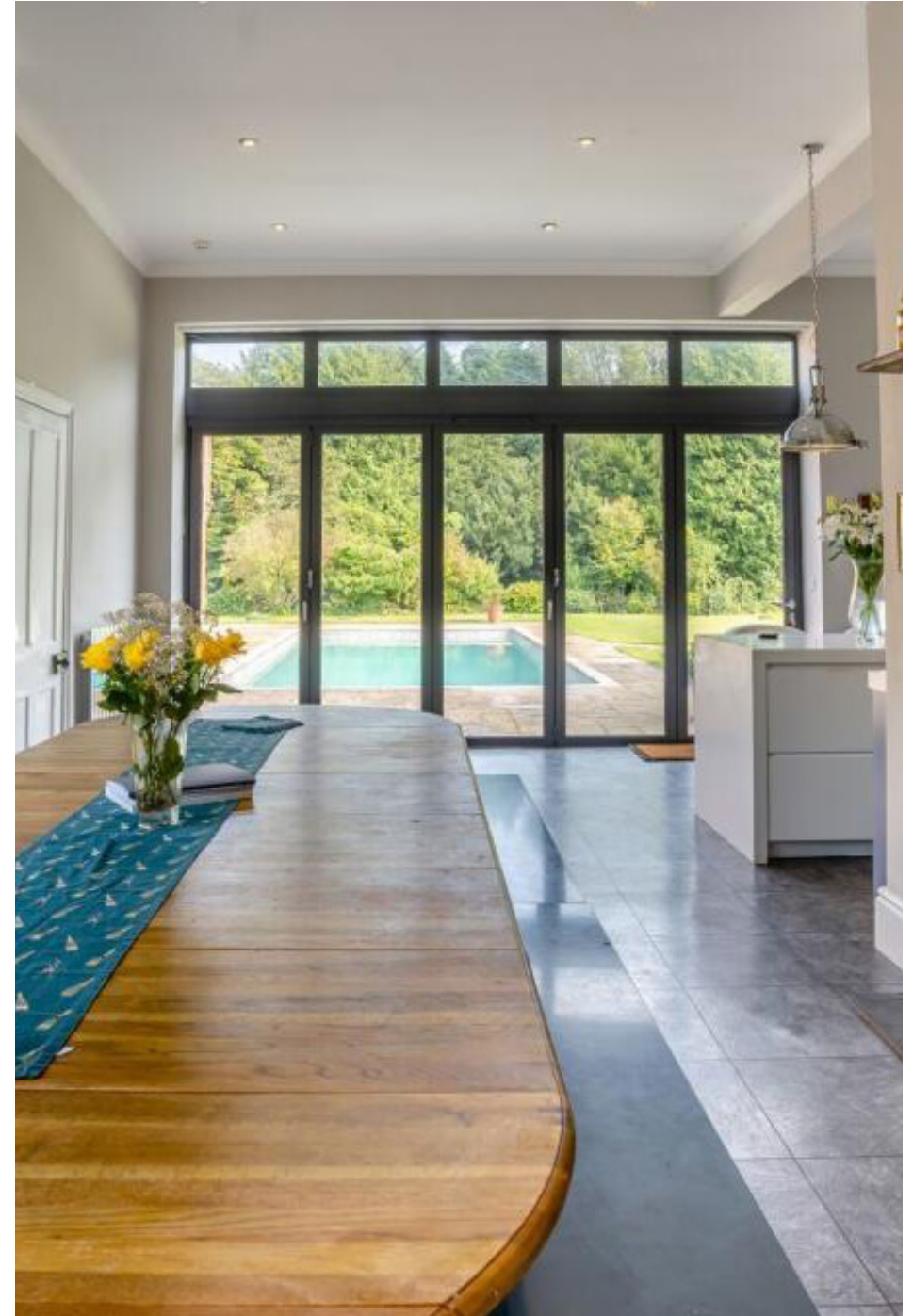




LETTON COURT

There has been a house on the site of Letton Court dating back to the Domesday book. The original house was “Old” or “Over” Letton, a large timber framed house. A devastating fire destroyed the house in 1924. The existing house was rebuilt on the original site in a handsome Georgian style and is accessed via a bridge over an old moat and surrounded by 19th century gardens and parkland.

The current Letton Court is a handsome and well-proportioned country house that provides extensive and impressive accommodation over two floors. The Principal elevations are of mellow brickwork under pitched slate tiled roofs with deep set eaves and dentilled coricing. Outstanding external features include a natural stone oriel picture window, a wealth of sash windows, an impressive stone and brick porch and two storey projecting angled section to optimise views over the grounds and parkland.







SERVICES

Council Tax: - Band G.

The house is not listed or in a National park, Conservation Area or AONB.

Utilities - Mains electricity, mains water (connected, not used) Private water supply from a well. Private drainage via septic tank and soakaway field. Biomass boiler provides central heating and hot water.

Flood risk: flooding from surface water and small watercourses - Very Low risk less than 0.1% chance each year. Flooding from rivers- Very Low risk less than 0.1% chance each year.

Mobile phone coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection: Starlink.

There are no Public Rights of Way over the property.

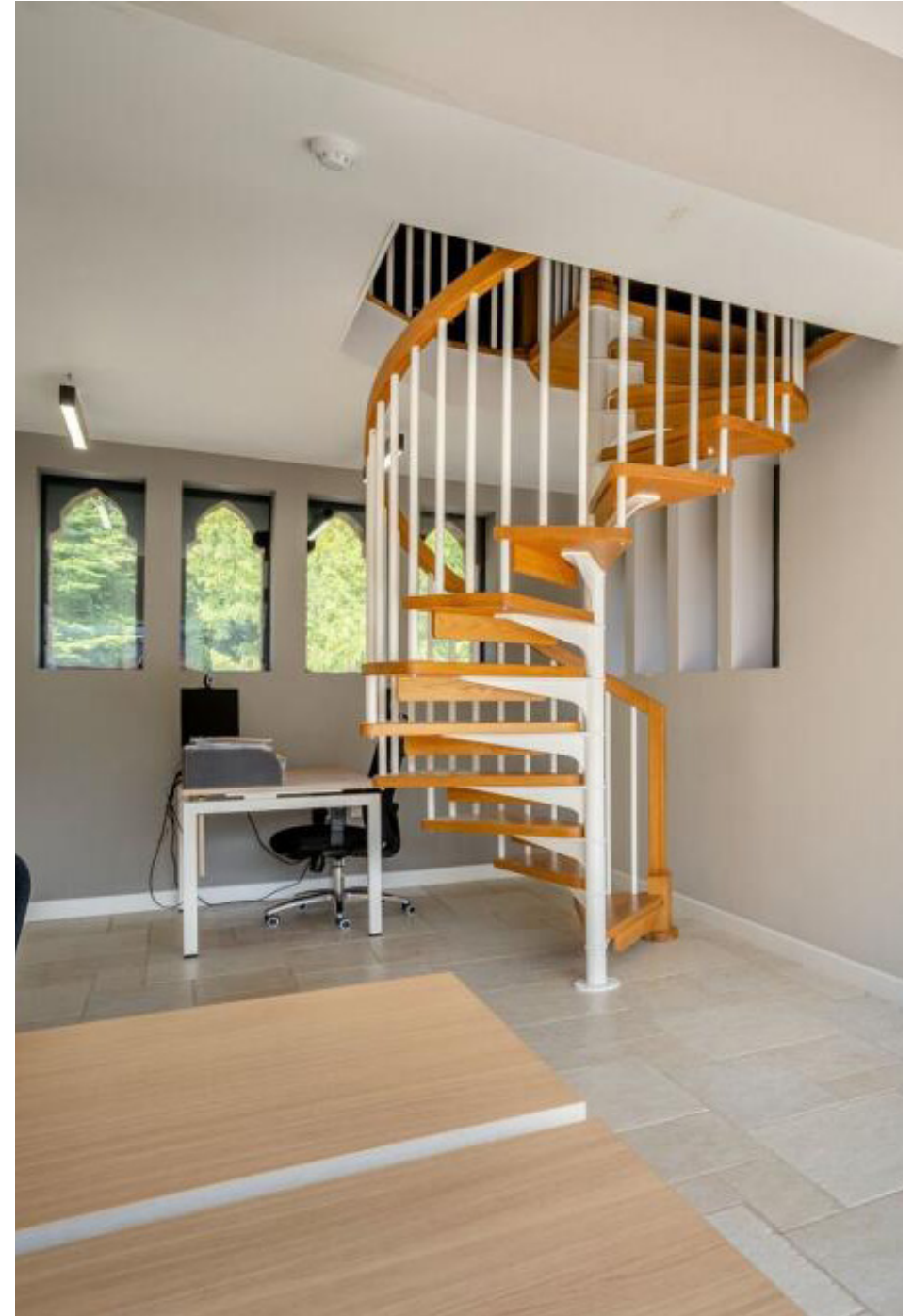




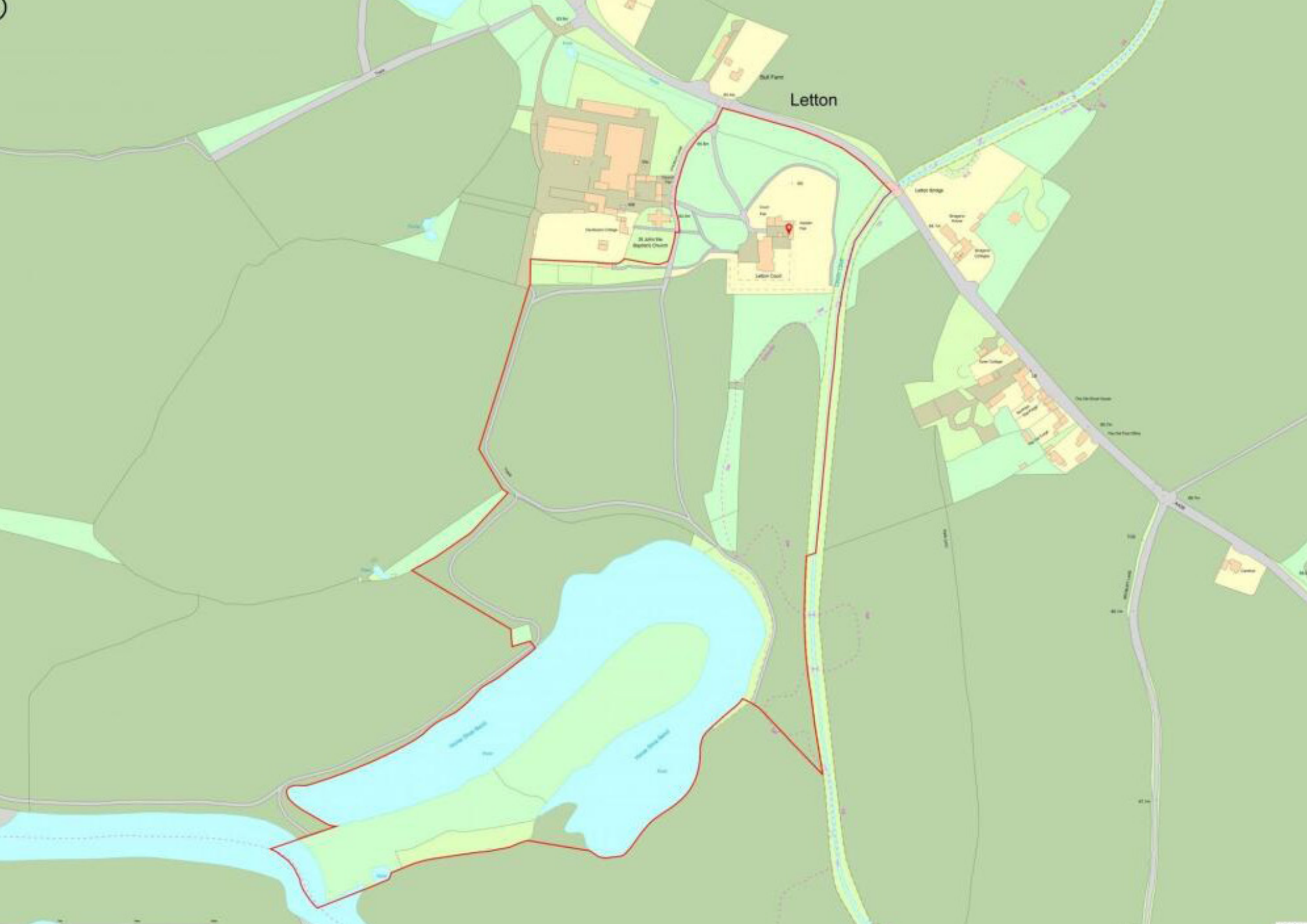
LOCATION

Letton is conveniently located for key towns including the Hay-on-Wye, a picturesque market town now more famous for the Literary festival held each May, and the cathedral city of Hereford only 11 miles away, providing comprehensive facilities and a mainline rail link.

There is a good choice of state and private sector schooling nearby including Hereford Cathedral School, Christ College Brecon, Monmouth School and Malvern College. Locally there is a primary school in Eardisley. The towns and countryside around Letton provide an excellent range of social and leisure activities with extensive walking including Offa's Dyke and Mortimer's Trails. Further afield are The Black Mountains and the Brecon Beacons National Park. World renowned salmon and trout fishing is found on The Wye and national hunt racing is found in Hereford, Ludlow, Chepstow and Cheltenham.







Letton

Bull Farm

St John the Baptist's Church

Letton Bridge

The Old Rectory

Market Place

Letton

We would be delighted
to tell you more.

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