

ABBAY DORE COURT

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A remarkable house in the heart of the Golden Valley.

Hall • Dining room • Sitting room • Drawing room

Nursery • Kitchen • Breakfast room

Cellar

Six bedrooms • Six bathrooms (three en suite)

Adjoining wing with kitchen • Sitting room • Three bedrooms and two bathrooms

Cobbled courtyard with stables, kitchen, garaging and store rooms

Cottage with bedroom and bathroom

Glorious mature gardens • Arboretum • Fishing

In all about 5.12 acres

Additional grazing land may be available

Abergavenny 14 miles • Hereford 12 miles
Cardiff 45 miles • Ross on Wye (M50) 16 miles
(All distances are approximate)



Historical Note

Stone Street is the Roman road between Chester and Caerleon, alongside which stand Abbey Dore Court formerly the Red Lion Inn, an ideal location for a staging post as it crosses the River Dore. Thomas Freke Lewis inherited the house in the mid 19th century and it was he that substantially altered and extended the house, adding mosaic marbled floors and a wonderful drawing room.

Charis Ward and her family, the present owners, bought the house in 1967 and it was her "love of plants and the earth" that created the garden as it is today.

Abbey Dore

The River Dore flows through the Golden Valley from the Welsh hills into the Monnow at Ewyas Harold. The region is regarded as some of the prettiest in Herefordshire. The Abbey close by was founded in 1147 and around 1305, Richard Straddell the Abbot, was given a relic of the Holy Cross by William de Gradisson, since when the Abbey has become a centre of pilgrimage.

Abbey Dore Court

In 2010 the house was completely refurbished. It was reroofed, rewired, replumbed and bathrooms added. In the last 7 years it has been very successfully run as a holiday home.

The drive through wrought iron gates leads to the side of the house and into the courtyard. The main entrance is the castellated porch with its two arches supported by pillars. The Hall has an ornate wooden fireplace and mosaic floor and imitates the porch with its columns. Doors off lead to all the principle reception rooms as well as the wing, side door and cloakroom.

The sitting room has a wood burning stove and fitted cupboards to one side. The dining room has a bay window with shuttered windows, oak floor, open fireplace and moulded corncicing. The Drawing room has wonderful ornate ceilings and a large bay window and wood burning stove with marble surround. At the end of the corridor is the playroom. The kitchen is well fitted, off which is a breakfast room with cupboards and door to further storerooms. Beyond the utility room is the boiler room.





The fine staircase leads to a large landing off which there are four bedrooms two with en suite shower rooms and a further bathroom. On the top landing is the substantial master bedroom with its bay window overlooking the garden and en suite bathroom as well as a further bedroom, separate shower room and an additional bathroom.

The Adjoining Wing

Linked to the main part of the house on both levels, the adjoining wing can be incorporated into the house or kept entirely separate with its own staircase. Its own entrance would be from the courtyard, where there is a lobby and storeroom at the bottom of the staircase. The kitchen is currently used as a laundry room for the business. The sitting room was the old Butler's Pantry with a glass cupboards along one wall and a leaded sink. On the first floor are three bedrooms one with an en suite shower room and a separate bathroom.

The Courtyard and Cottage

The cobbled courtyard with stables, conservatory, kitchen and shop is on the north side of the house. This group of buildings provide extensive opportunities. Above the gift shop/kitchen and stables on the west side of the quadrangle, there is a second floor along its complete length. A large store room forms the arch either side of which are further stables.



Beside the double garage is the Cottage with its open planned kitchen/ living Room on the ground floor and a bedroom and bathroom on the top floor. The former potting shed is now used as lavatories and there are further store rooms attached to the main house.

The Gardens and Grounds

The Wellingtonia were probably planted by Thomas Freke Lewis in the mid 1800's, however the credit for the plantsman's garden must rest with Charis Ward who started restoring and extending the garden from 1967. The walled garden is formal with rich beds. The lawns stretch beyond the Sequoia with a wild garden running along the banks of the Dore. The arboretum, on the other side of the river around the pond constructed in 1980, has a rockery and an abundance of specimen trees and shrubs from Beech, Catalpa, mountain ash, hawthorn and American yellow wood to name but a few. The garden has been open to the public since 1976.

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Fixtures and Fittings

The fitted carpets are included in the sale. The contents of the house including such items as curtains, light fittings and furniture may be available by way of separate negotiation.

Viewing

Strictly by appointment through the agents: Knight Frank – tel. 01905 723438

Directions (HR2 0AD)

Abbey Dore is about 2 miles off the Hereford/ Abergavenny road (A465). Abbey Dore Court is on the left hand side and is well sign posted.



Approximate Gross Internal Floor Area
Main House: 789 sq m (8,493 sq ft)
Garden Cottage: 64 sq m (688 sq ft)
Outbuildings: 402 sq m (4,327 sq ft)
Total: 1,255 sq m (13,508 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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