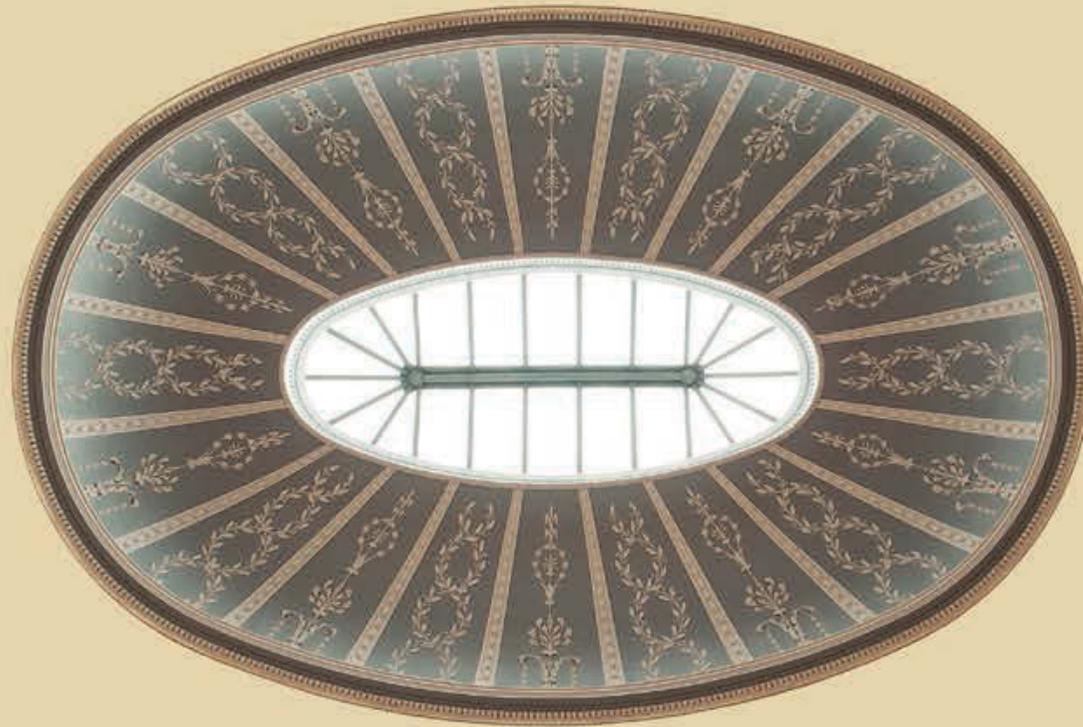


MOCCAS COURT



MOCCAS • HEREFORDSHIRE











MOCCAS COURT

Hay-on-Wye 10 miles, Hereford 11 miles, Leominster 18 miles, Abergavenny 27 miles
(Distances approximate)

A Herefordshire masterpiece – exquisite Grade I Listed landmark country house surrounded by beautiful parkland above the River Wye

Lot 1 - Moccas Court:

Entrance hall • Reception hall • Music room • Library • Dining room • Kitchen/breakfast room • Offices
5 first floor bedroom en-suites • Drawing room • 6 second floor bedrooms • 3 bathrooms • Sitting room
Extensive lower ground floor • Attics

Secondary houses and cottages:

Malt House • Court Farm House • Dawe Lodge

Outbuildings and grounds:

Estate yard with extensive outbuildings • Walled garden • Beautiful gardens and grounds
Cricket ground • Fishing on the River Wye
Long carriage drive, mature parkland, unrivalled distant views

About 74.3 acres (30 ha)

Lot 2:

Gardener's cottage (about 0.56 acre)

Lot 3:

Land extending to 28.25 acres (11.4 ha)

In all about 103 acres (41.7 ha)

For Sale Freehold



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Herefordshire

Moccas Court, one of Herefordshire's finest houses, sits proudly above the River Wye. The house is set in stunning countryside between Hereford and Hay-on-Wye on the edge of the Golden Valley and looking up to the ancient Moccas deer park.

Moccas Court is positioned at the head of a long and impressive drive in an exceptionally private setting along with period farm buildings, 3 secondary houses and a lodge.

Local villages include Peterchurch, Bredwardine and Preston on Wye, whilst Hereford has all the expected shops and facilities of an important Cathedral city including the recently built, magnificent retail and leisure park on the Old Cattle Market.

Hereford Cathedral School for girls and boys is extremely popular and there are a range of other private and state schools throughout the area especially in Malvern and Cheltenham.

Despite the tranquillity of west Herefordshire there are good road communications linking up with the M50 to the east, M4 to the south, Ludlow and Shrewsbury to the north via the A49. Hereford has a direct train service to London Paddington with more frequent services via Newport to the south. International airports include: Bristol, Cardiff and Birmingham.

Herefordshire is renowned for its recreational opportunities. Hay-on-Wye's literary festival has an international reputation. There are excellent golf courses near Hereford, Brecon and Leominster; Racing at Ludlow, Cheltenham, Worcester and Chepstow; the River Wye flows through the grounds and has its own Fishing Rights; and there are stunning walks and rides through the surrounding countryside.





Historical note

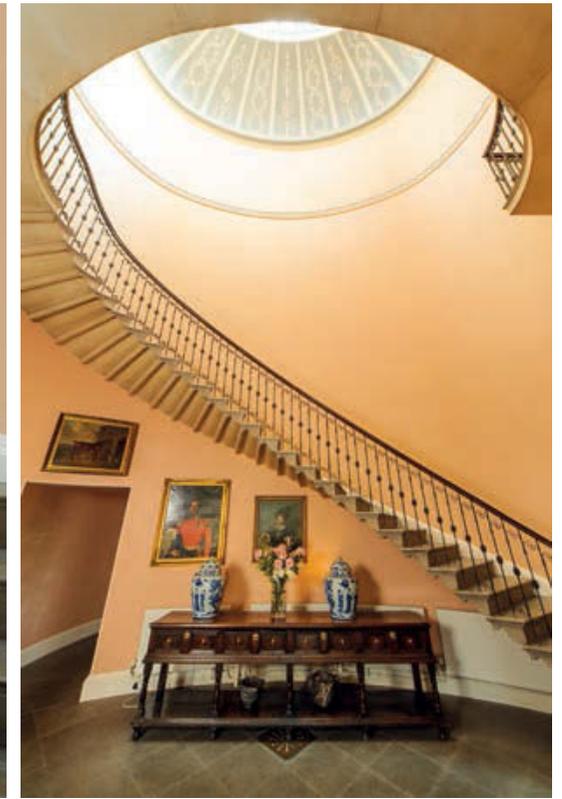
For almost 750 years the land at Moccas has been in the ownership of just four families; the de Fresnes, Vaughans, Cornewalls and Chester-Masters. After the marriage of the sole heiress Catherine Cornwall to Sir George Amyand, a successful London banker who took the name and arms of Cornwall, the existing house near the church was considered too old fashioned, and in 1775 they began building Moccas Court. Plans were commissioned from Robert Adam but the final

design was adapted from these by the Gloucestershire architect Anthony Keck. The family moved in 1783 and the grounds were landscaped by 'Capability' Brown (for the sum of £100) with additional advice from Humphrey Repton. These plans were lost, but resurfaced in the Getty Museum in California. The distinctive lodges were built in 1801 to the design of GS Repton working at the offices of John Nash.

The Cornwall family continued to live at Moccas until

1916 when Sir Geoffrey Cornwall moved to a smaller house on the estate. The house was unoccupied for some time and then let on a long lease. The current owners, the Chester-Masters inherited the estate from Sir William Cornwall in 1962 and have lived at Moccas Court ever since, continuously restoring and adapting it to more modern times including 5 Star (exclusive) guest accommodation. This has included installing en-suite bathrooms, an achievement in a Grade I Listed country house.





Moccas Court

Moccas Court is approached from quiet country lanes down a long post and rail drive to where it stands above terraced banks overlooking the River Wye. Built of red brick and a 7 x 5 bays design, it is everything one would expect of such an important house. Three main floors have sash windows overlooking the astonishing views in each direction and the accommodation is arranged on three principal floors with additional space in the extensive lower ground floor and attics above. The house has been well maintained and is in good order. The proportions of many of the rooms lend themselves

for entertaining on a grand scale, however, the accommodation flows well for everyday family use with additional more informal rooms.

Moccas Court is entered through a **Reception hall** via a pair of semi-circular stone steps with exquisite dentailed stone cornicing and stone floors. Fine mahogany doors open in to the **Oval hall** and on to the main reception rooms. These include the **Music room** with a gilded frieze of musical instruments, echoed on the marbled chimney piece. Splendid fireplaces make up some of

the fine original fittings which include oak flooring, bookcases in the **Library**, shuttered sash windows, ornate coving and plasterwork. Of particular importance is the circular **Dining room** (formerly Drawing room) with bow windows overlooking the terraces and river. The recessed ceiling and chimney piece were all executed to Robert Adam's original plans. The paper panels from the famous factory J B Reveillon of Paris are the only complete example in Britain still in their original setting.

The former **Dining room** is now divided into an **Office** and **Study** whilst the **Kitchen/breakfast room** (off the hall) is south facing and includes an LPG Aga, a range of cupboards, units and a central island.

The approach to the first floor is via the **magnificent cantilevered stone staircase** in the **Oval Hall** lit by the domed ceiling with the central light surrounded by plaster decoration by Robert Adam. Here there are **five principal bedrooms**, all having glorious views and equipped with en-suite bathrooms. The **Circular sitting room** with its extraordinary views, must be one of the most spectacular in the county.

The second floor has **six further bedrooms** and a circular **Play room** as well as **three bathrooms** (one en-suite) and two kitchens. Clearly there is scope staff accommodation/apartments and the rear staircase avoids any potential privacy concerns.

The attic floor is divided into six rooms and though it once serviced the main accommodation, it is now unused. Likewise, the extensive basement which comprises wine cellars, boiler rooms and general storage is also unused with the exception of a gymnasium, corporate ladies and gent's cloakrooms and the boiler room. It is consequently not in the same good order as the main living accommodation.



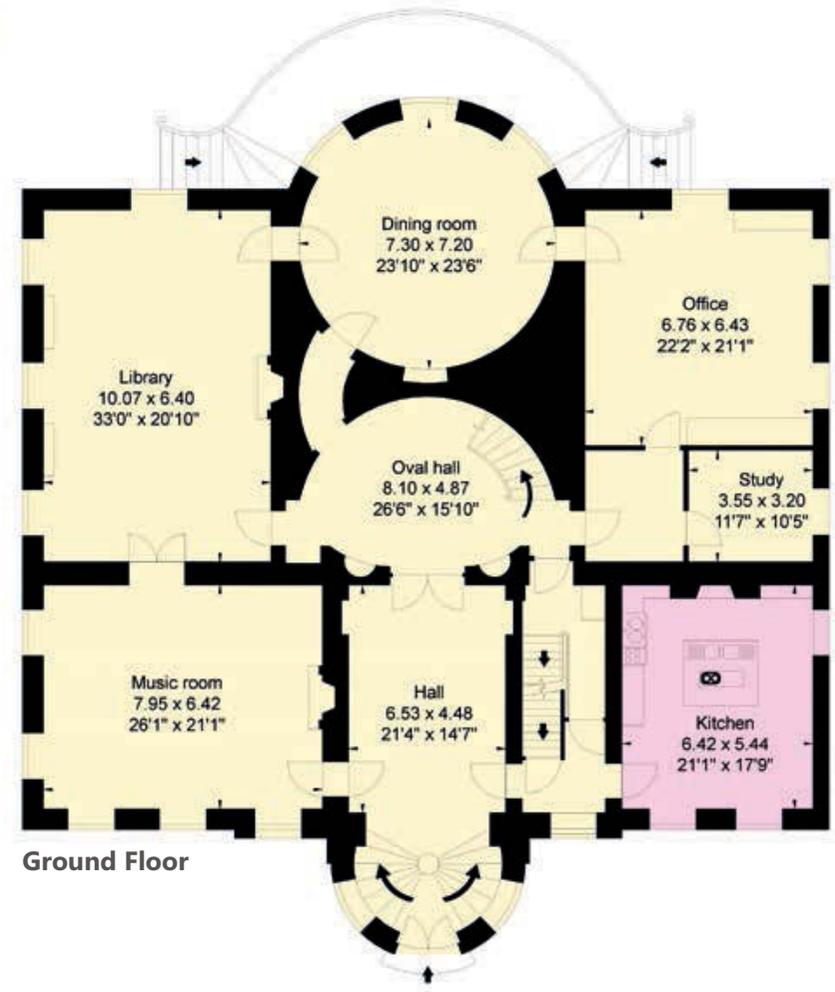
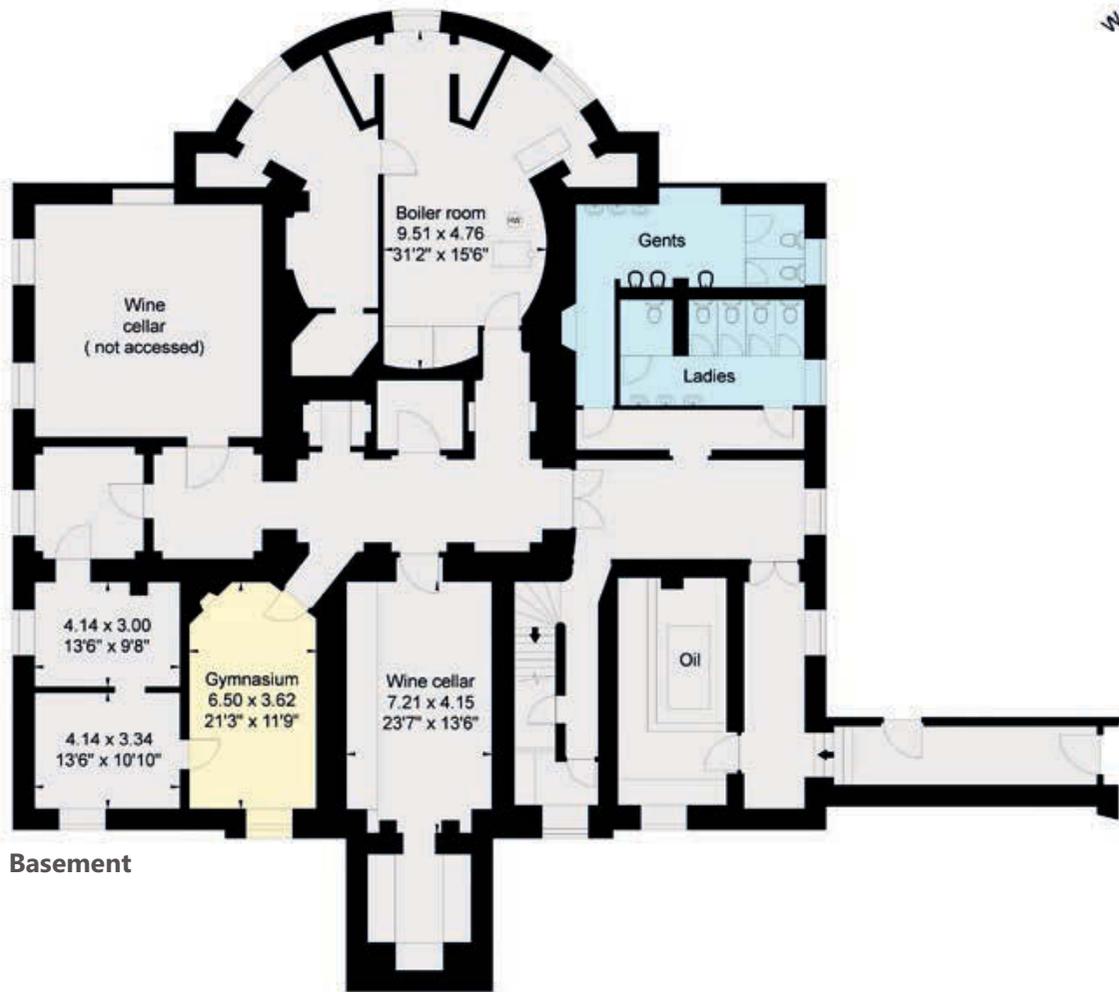


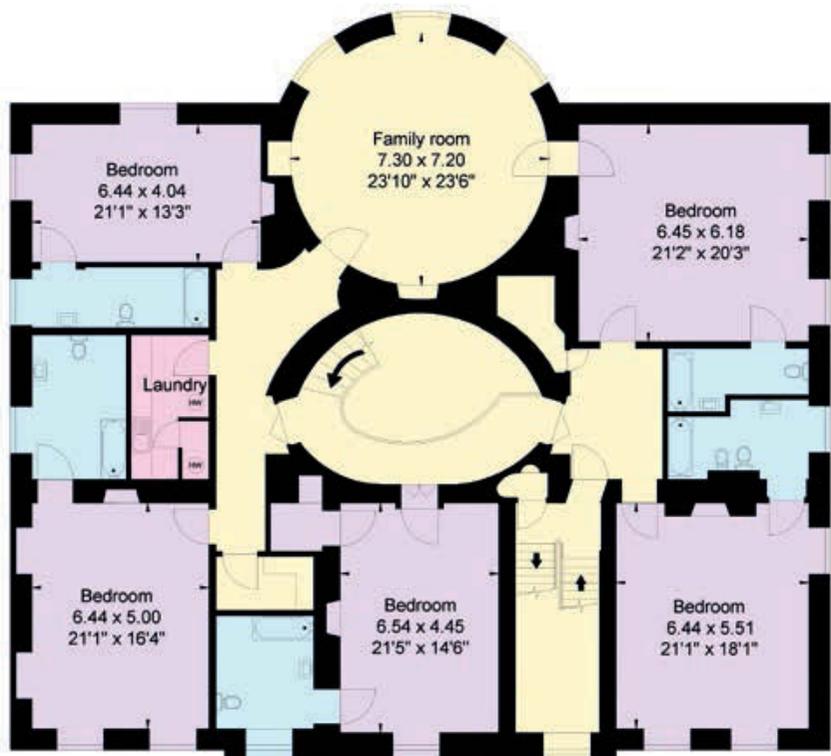
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

MOCCAS COURT

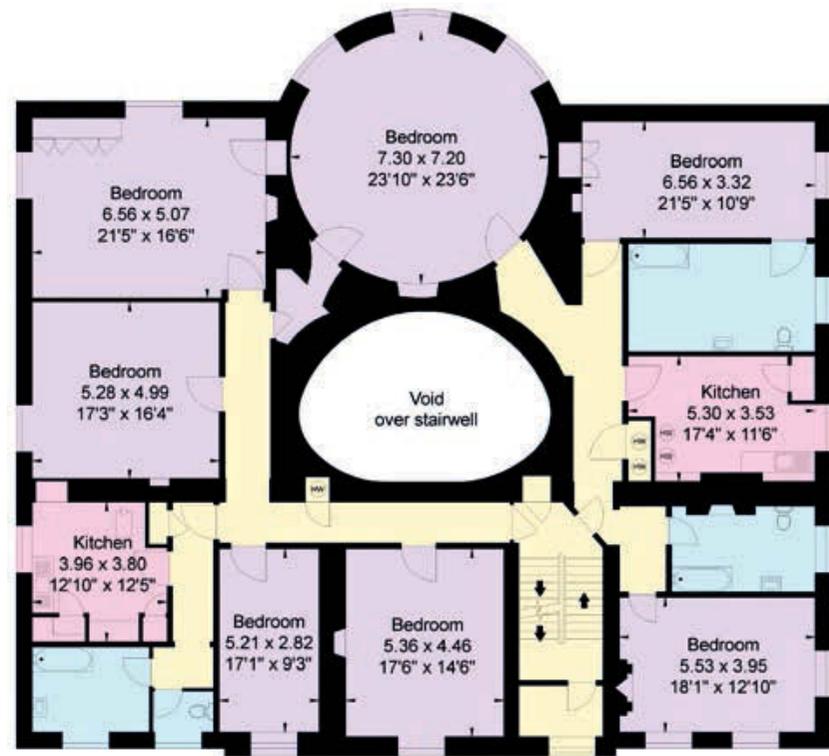
Approximate Gross Internal Floor Area
 Main House: 1847 sq.m. (19,882 sq.ft.)

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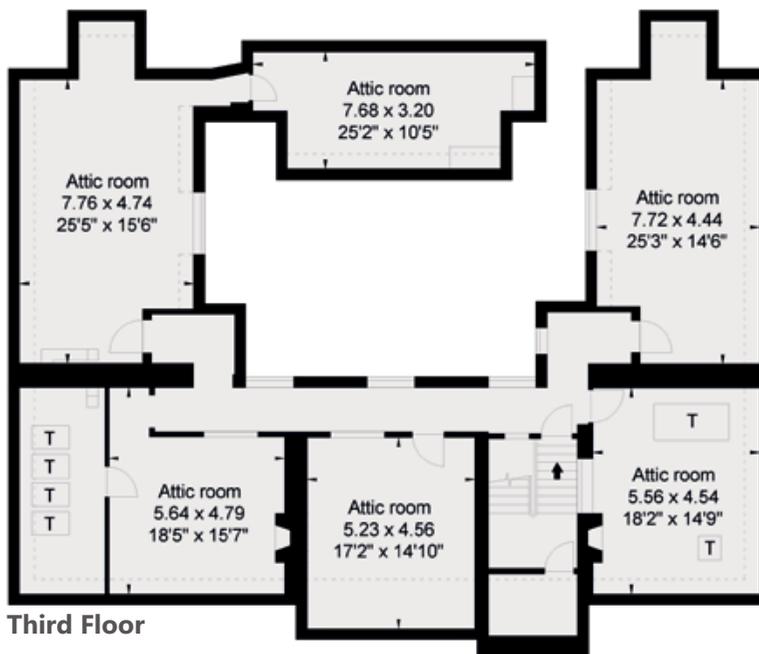




First Floor



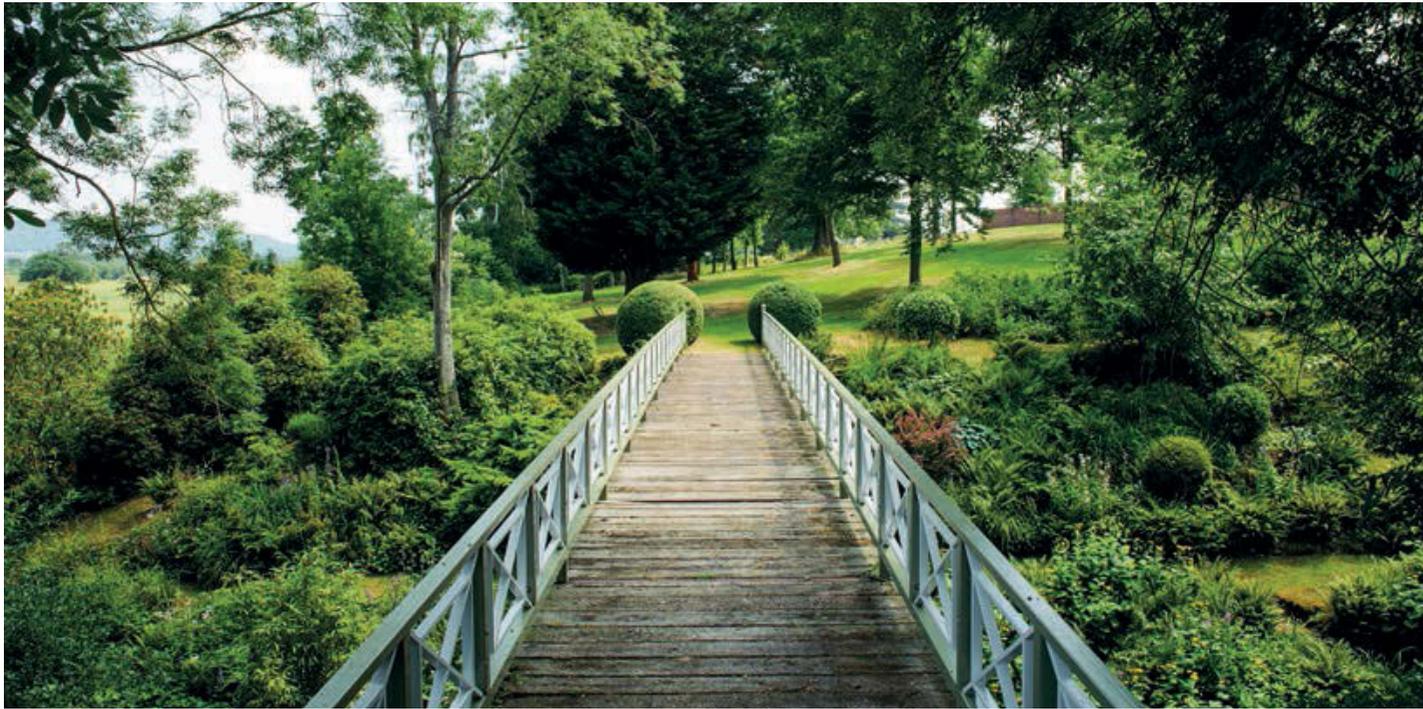
Second Floor



Third Floor

Denotes restricted head height





Gardens & Grounds

Moccas Court is surrounded by extensive gardens and grounds totalling approximately 103 acres. The formal gardens are north-east facing and comprise a series of 4 terraces served by 3 ranges of stone steps down to the river bank. Low stone walls flank and divide this garden from the pleasure ground, an area of parkland and paddocks running round to the south and adjoining the drive. To the east and sitting below an ornate bridge is 'The Dell' which has a stream running between sections of rockeries, bamboos, Moccas snowdrops and the original Victorian fernery, with an Ice House close by. Interspersed throughout are splendid specimen mature trees including one of the largest liquid Ambars in the country, Empire and Lebanese Cedars, Japanese Larch, Acacia and all the expected hardwoods. Slightly to the south is the walled kitchen garden, a large area planted with maturing trees.

Paddocks and pastureland continue to run either side of the drive back to Dawe Lodge, passing the cricket ground that is leased to Moccas Cricket Club and an important link between Moccas Court and the village.

Monnington Meadows (Lot 3) lie across the River Wye on the north side and totals about 28.25 acres. The current owner has a licensed air strip and hanger. Lot 3 is subject to a Farm Business Tenancy set to run until November 2015.



The Estate Yard

The brick estate buildings to the east of the house incorporate workshops, cart house, stables and hay lofts. These date back to 1784 and were probably designed by Anthony Keck.

A further range extend to the south east around a courtyard and with a large Granary. These are all Listed Grade II*.

Estate Houses

Court Farm House and Malt House are at the far eastern end of the estate buildings. They are a pair of large stone and brick semi-detached houses, one let on an assured short hold tenancy and another as holiday accommodation. The accommodation consists of:

Court Farm House

Open-plan Kitchen dining/sitting room, Drawing room. 5 bedrooms, 5 bath/shower (4 en-suite), Cellars, mature gardens.

Malt House

Kitchen, Dining room, Drawing room. 6 bedrooms, 3 bathrooms (2 en-suite), Cellars, pretty garden.

Dawe Lodge

Sits at the beginning of the main drive and is an important building in its own right. It comprises a Sitting room, Kitchen, Bathroom, 2 double bedrooms and a Box room. Heating includes a woodburner, night storage heaters and Rayburn. (No floorplans available).

Gardener's Cottage (Lot 2)

Situated off the rear drive and directly behind the walled garden. Gardener's cottage was renovated in 2004 for the previous owner's wife. The cottage sits within attractive gardens and comprises Dining room, Sitting room, Kitchen, Utility, Cloak room, 3 bedrooms, Bathroom and Shower room. This cottage is available freehold, but is subject to a rent free, fixed term tenancy, set to run until the last day of February 2024.

Court Farm House and Malt House





**Court Farm House
First Floor**

**Malt House
First Floor**



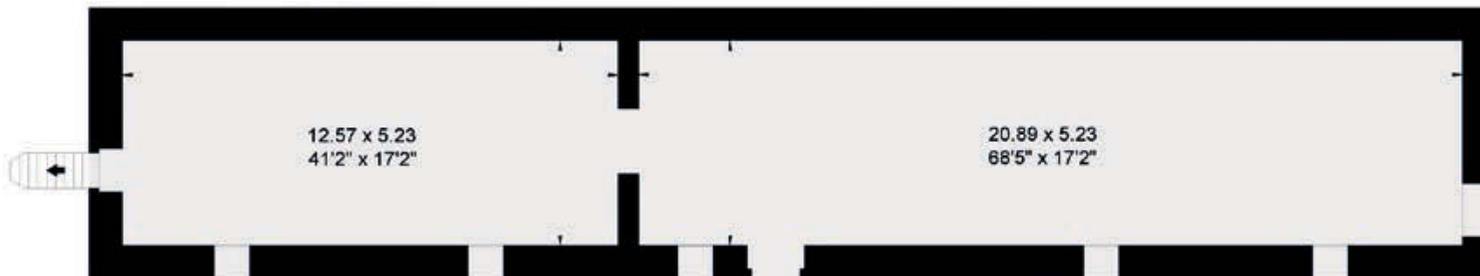
**Court Farm House
Ground Floor**

**Malt House
Ground Floor**



**Court Farm House
Lower Ground Floor**

**Malt House
Lower Ground Floor**



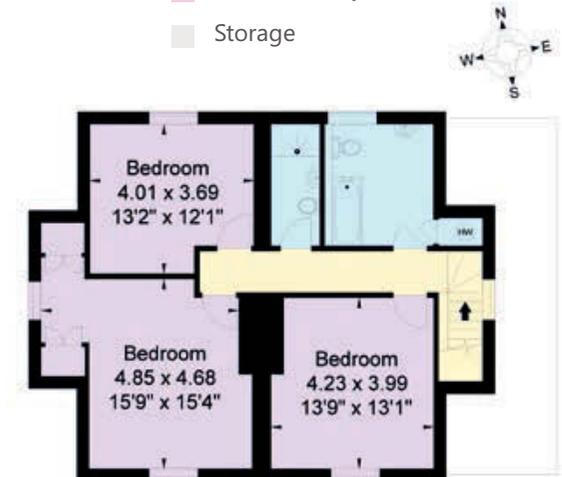
**Court Farm House
Cellar**

**Malt House
Cellar**

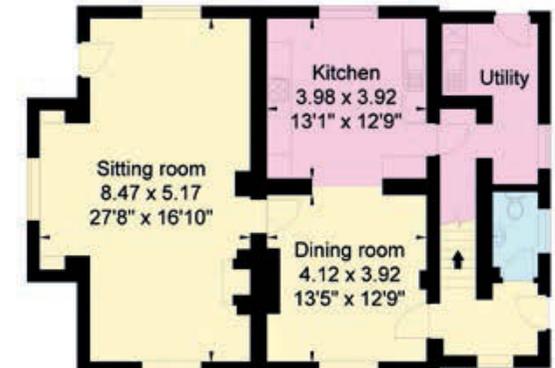
Approximate Gross Internal Floor Area
 Court Farm House: 343 sq.m. (3,692 sq.ft.)
 Malt House: 407 sq.m. (4,381 sq.ft.)
 Gardeners Cottage: 179 sq.m. (1,927 sq.ft.)

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



**Gardeners Cottage
First Floor**



**Gardeners Cottage
Ground Floor**



Malt House



Dawe Lodge



Gardener's Cottage





Lot 3

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale freehold with the benefit of vacant possession subject to the occupation of the cottages and any tenancies or leases currently in place.

Existing Tenancy and Lease Agreements

Some of the land to the west and south of Moccas Court is subject to a Farm Business Tenancy due to end in September 2014, and part is on a separate Agricultural Holdings Act Tenancy.

The Fishing Rights are currently leased with the agreement coming to an end in October 2015. The owner of Moccas Court is able to exercise the Fishing Rights on even dates in each month.

The cricket ground is subject to a lease to Moccas Cricket Club for a term of 10 years to 2024.

Single Payment Scheme

The vendors will use their reasonable endeavours to

transfer the Single Payment Scheme to the purchaser. The current harvest entitlements are reserved for the vendor.

Wayleaves, easements and rights of way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not.

There is a permissive right of way to the church.

Local Authority

Herefordshire County Council
Tel: (01432) 260 000

Council Tax Bands

Moccas Court	H
Court Farmhouse	E
Malt House	D
Dawe Lodge	D
Gardeners Cottage	D

Services

Mains water, mains electricity, oil-fired and LPG central heating.

Drainage

Moccas Court has a Biodisc system, the other properties have septic tanks.

Fixtures and fittings

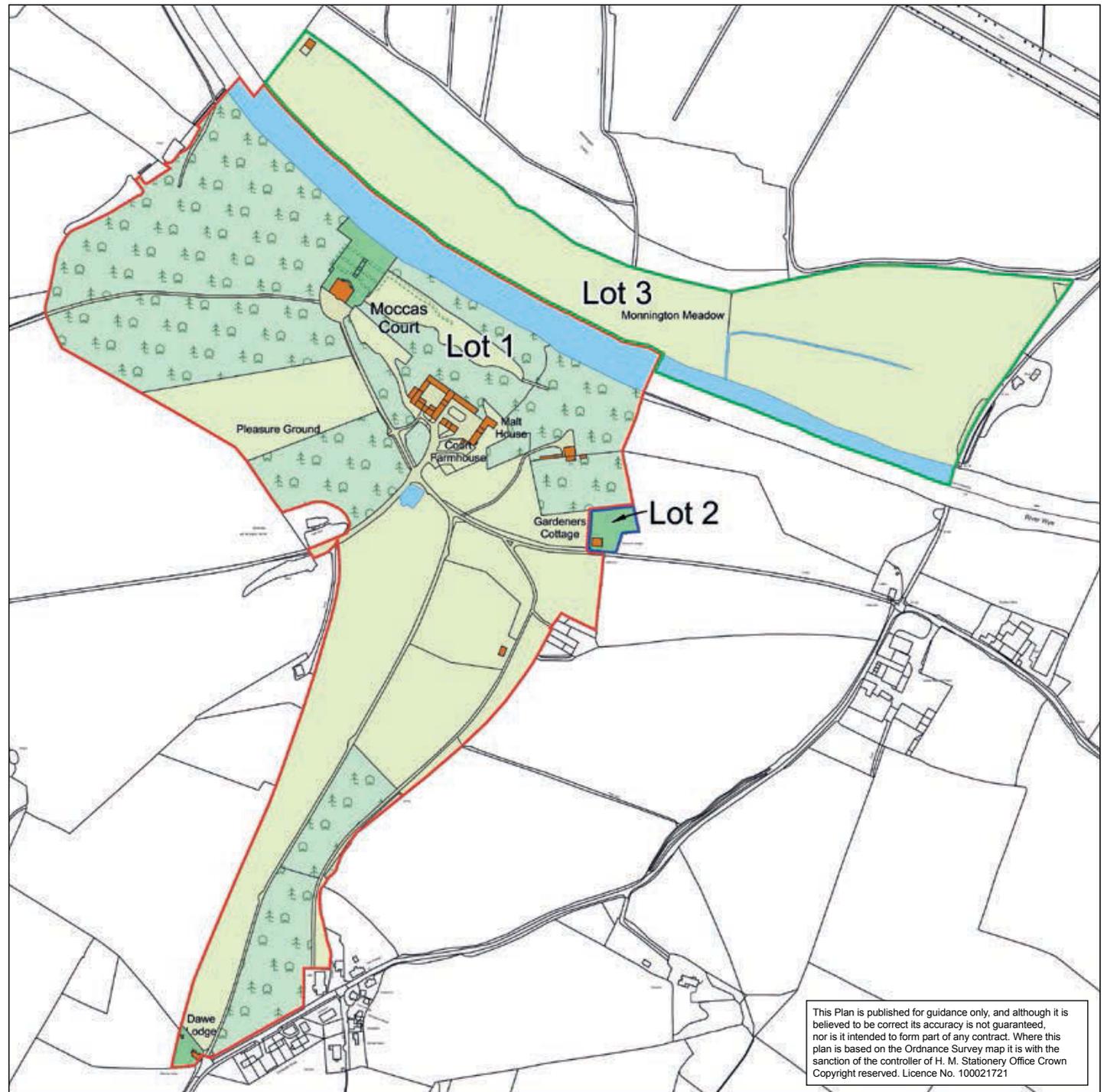
Only those items mentioned in these sale particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation

Terms

Tenure: Freehold

Tenancies

Further information on the cottage occupancies can be obtained from the agents.





Note: This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES100017767.



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Photographs dated September 2013.

Particulars dated May 2014.

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Directions (HR2 9LH)

From Hereford, take the B4359 through Clehonger and the B4352 through Madley to the hamlet of Moccas. Turn right at the crossroads and after 300 yards bear left down the main drive.

Viewing

Strictly by appointment with Knight Frank, contact either Anthony Clay on 01432 273 087 or Peter Edwards on 020 7861 1707.

