



THE POSTON HOUSE ESTATE

VOWCHURCH | HEREFORD | HEREFORDSHIRE

An inspirational Grade II* Listed country
house in an outstanding position

CARTER
JONAS

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& PARKER



THE POSTON HOUSE ESTATE

VOWCHURCH | HEREFORD
HEREFORDSHIRE | HR2 0JL

Hall | Drawing room | Dining room | Study | Family kitchen | Cellar | Four bedroom suites

Excellent secondary accommodation including:

Poston Lodge: Sitting room | Kitchen/dining room | Three bedrooms | Two bath/shower rooms

Garden Cottage: Sitting room | Kitchen/dining room | Four double bedrooms | Two bathrooms

Staff Flat: Kitchen/sitting room | Bedroom | Bathroom

Indoor swimming pool and pavilion | Traditional outbuildings | Barns | Garaging | Tennis court | Paddocks | Parkland | Woodland

About 223.5 acres (90.5 ha.)



Peterchurch 1.5 miles
Hereford 11 miles
M50 (J4) 20 miles
Ross-on-Wye 20 miles
Monmouth 22 miles
Worcester 38 miles
Cardiff 48 miles
London 140 miles

AN INSPIRATIONAL GRADE II* LISTED COUNTRY HOUSE
IN AN OUTSTANDING POSITION OVERLOOKING THE GOLDEN
VALLEY WITH FABULOUS VIEWS TO THE BLACK MOUNTAINS

SITUATION

Boasting a commanding and elevated position in beautiful west Herefordshire, Poston House enjoys views over the Golden Valley, the Black Mountains and the Forest of Dean.

The nearby village of Peterchurch has a number of local amenities, whilst Hereford is within easy reach and has a bustling high street along with excellent facilities for recreation and schooling. There is outstanding schooling in Monmouth, Hereford, Malvern, Cheltenham and Worcester.

A number of country and leisure pursuits are available in the area including walking, riding and golf. Hunt packs include the Golden Valley and Radnor and West in Herefordshire and there is some fabulous shooting within easy reach. The Poston Estate itself offers great potential for a family shoot.

The property is well placed for access to the surrounding commercial centres. Railway stations are located in Hereford and Abergavenny. Bristol, Birmingham and Cardiff international airports offer regular national and international flights. The national motorway network is within easy reach via the M50 and M5 respectively.





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Home to an Iron Age Settlement, Poston Hill Fort, which is protected by English Heritage, Poston has a rich history and the current property is listed Grade II*. Originally built by Sir William Chambers in circa 1780 for Sir Edward Boughton, Poston was recognised by the late Sir Nikolaus Pevsner as 'a very charming shooting box'. In use as such until circa 1870, the original accommodation consisted of a Tuscan portico with a wooden pediment and a domed circular room but had later additions in circa 1882.

A first class property, The Poston House Estate lends itself as either a fantastic family home, country escape or for a commercial venture with the secondary accommodation ideal as holiday lets, which currently generate about £80k pa.

POSTON HOUSE

The classic porch leads to a welcoming hall, with beautiful Purbeck stone floors. Panelled doors lead to the principal reception rooms. With its fabulous natural light and distant views across the parkland, the drawing room is enchanting with an open fire place and a sextet of sash windows. The domed dining room, part of the original building, is highly impressive with magnificent stucco decoration and a wonderful open fireplace with a mantel and surround in the style of Adam give the room real theatre. There is also a study with views to the south.

The large family kitchen is particularly impressive with a contemporary Meson's kitchen. Set around a four door Aga the kitchen is a contrast to its surroundings but works incredibly well. There are a number of appliances including an American style fridge/freezer, a dishwasher and a drawer fridge. Furthermore, an island provides a breakfast bar and work space, being home to gas and electric de Deitrich hobs and electric oven. There is space for a substantial dining table and a sitting area is set in the large bow window. Stairs descend to a lower ground floor which provides a guest room and luxurious shower room. There is also a cellar. A cantilevered staircase rises to the first floor accommodation which is particularly fine with three bedroom suites radiating off an octagonal landing.





OUTSIDE AND OUTBUILDINGS

The driveway meanders through the majestic parkland and through the mature woodland, passing the Lodge, Cottage and range of traditional outbuildings which are set around a courtyard. To the rear of the outbuildings there a staff flat with a bedroom, bathroom and open plan living area and kitchen.

POSTON LODGE

A short distance away and beautifully presented throughout, Poston Lodge is a handsome property with well-proportioned accommodation. The property is traditionally laid out with a hall leading to a generous reception room, cloakroom and kitchen/ dining room, the latter having a range of fitted units and an Aga. There is a master bedroom suite and two further double bedrooms which are served by the family bathroom.

GARDEN COTTAGE

Forming part of the range of buildings, Garden Cottage is a converted barn which has an abundance of character and space with four double bedrooms and two bathrooms arranged over two floors. They are served by a spacious sitting room and a kitchen/dining room. The cottage also features its own area of garden, making it ideal for ancillary accommodation.

SWIMMING POOL AND PAVILION

Home to an indoor swimming pool with stone and marble surrounds, the recreational facilities are superb and located to the east of the house set beyond a formal walled garden. The pavilion provides a kitchenette, changing rooms and a gymnasium/games room. There is also a tennis court beyond the pavilion.

THE GARDENS

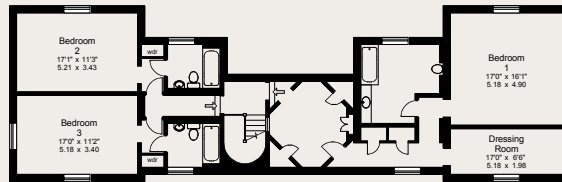
Beautifully manicured, the gardens and parkland are the perfect setting for this fabulous property. Home to many magnificent trees, including horse chestnut, copper beech, walnut, beech, and two majestic Lebanon Cedars the grounds are stunning with formal areas of garden and a terrace which extends to the south elevation, boasting views over the Ha-ha to the parkland. There is also a glasshouse and kitchen garden.

THE LAND

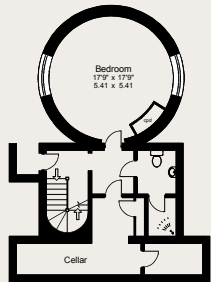
Set in about 223.5 acres (90.5 ha.), about 90 acres of the land at Poston is currently let on an annual Farm Business Tenancy which ends on the 1st December 2013. Split into various enclosures there is pasture and mature mixed woodland.



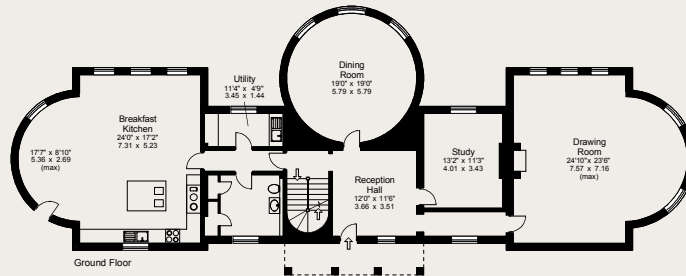
Poston House
Approx Gross Floor Area = 4227 Sq. Feet
= 391.8 Sq. Metres



First Floor



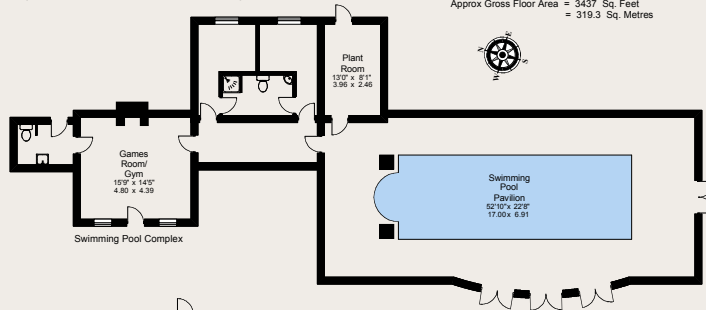
Lower Ground Floor



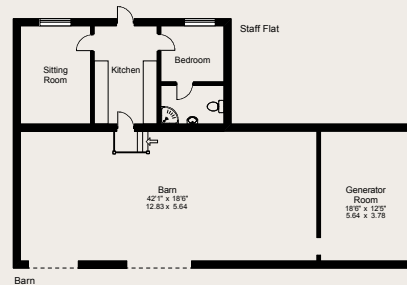
Ground Floor

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Outbuildings
Approx Gross Floor Area = 3437 Sq. Feet
= 319.3 Sq. Metres



Swimming Pool Complex

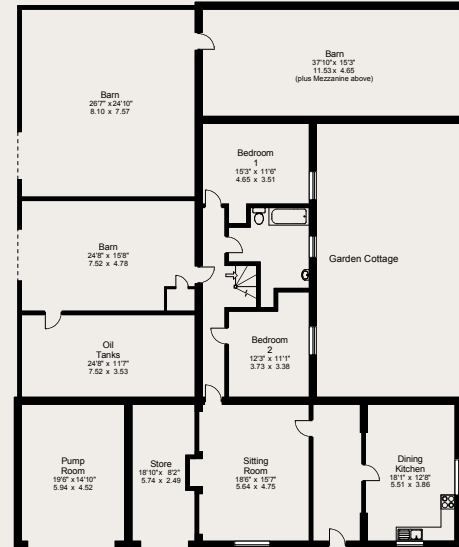


Barn

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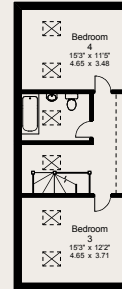
Outbuilding
Approx Gross Floor Area = 2450 Sq. Feet
= 227.6 Sq. Metres

Garden Cottage
Approx Gross Floor Area = 1920 Sq. Feet
= 178.3 Sq. Metres



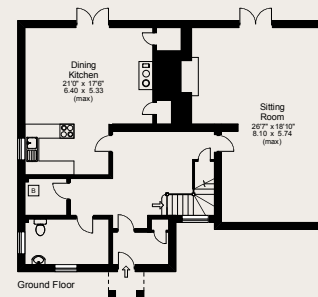
Ground Floor

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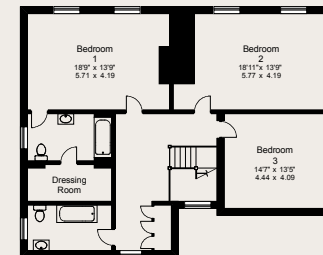


First Floor

Poston Lodge
Approx Gross Floor Area = 2604 Sq. Feet
= 241.4 Sq. Metres



Ground Floor



First Floor

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GENERAL

Services Poston House, Lodge and Garden Cottage are connected to mains electricity with individual oil-fired central heating systems. The water supply is private via two boreholes and storage tanks. Individual telephone and broadband systems are arranged to each. The properties also benefit from a standby diesel-fired electricity generator.

Council tax band Poston House is band H and The Staff flat is band A.

Listing Grade II*

Local authority Herefordshire Council; Tel: 01432 260000.

Telephone Mast This is let to Arqiva and the lease ends in 2024; The current rental income is about £18,000 pa. Further details can be obtained from the Agent.

Single Payment Scheme Part of the land at Poston is registered for the Single Payment Scheme. If you wish the entitlements to be transferred to you upon completion please make it a condition of your offer.

Environmental Schemes Part of the land is entered into an Environmental Scheme. Further details can be obtained from the Agent.

Fixtures and fittings Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements There are rights of way across the Estate including access over the first part of the drive for Pentwyn Cottage. The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Sporting and Mineral rights The sporting and mineral rights are included in so far as they are owned.

Health and Safety Given the potential hazards of a working estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and any machinery.

VAT Any guide prices quoted or discussed are exclusive of VAT. We are not aware that VAT will be payable but in the event that a sale of the property, or any part of it, or any right attached to it, becomes chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

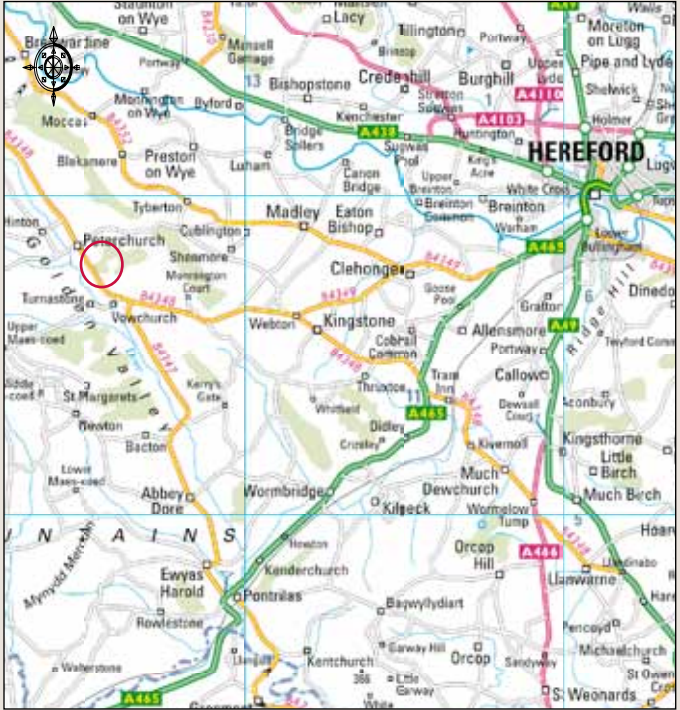


DIRECTIONS

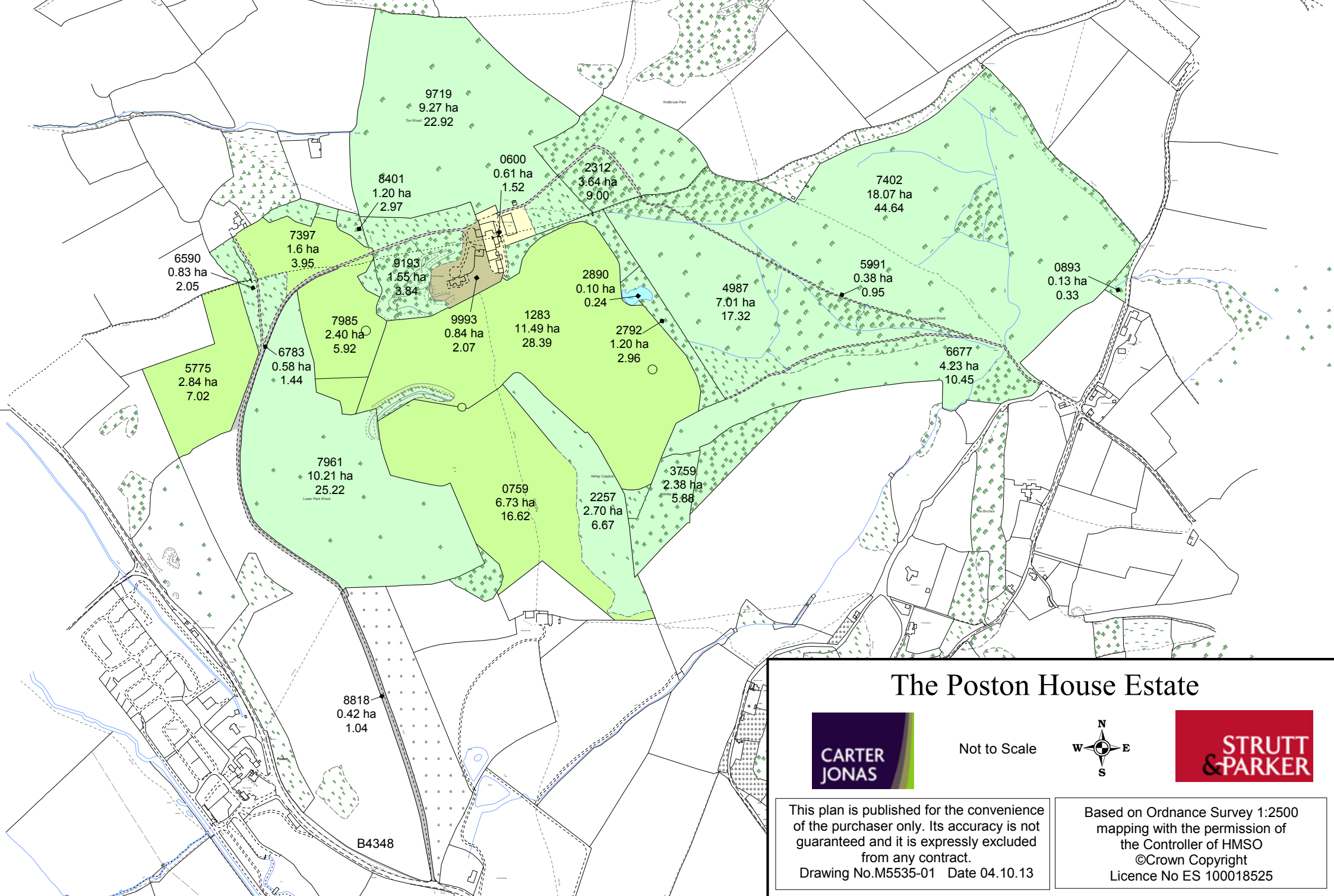
From Hereford, head south west on the A465 towards Abergavenny. After about 6.5 miles, turn right by the petrol station onto the B4348, towards Peterchurch. Pass through the village of Kingstone, and shortly after entering the hamlet of Vowchurch, drop down the hill and the entrance to The Poston House Estate is on the right hand side.

VIEWING

Viewing strictly by appointment through joint sole agents
Strutt & Parker LLP or Carter Jonas LLP



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The Poston House Estate



Not to Scale



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