

# POSTON COURT ESTATE

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VOWCHURCH | HEREFORDSHIRE

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*Peterchurch Village 1.5 miles | Hay-on-Wye 9 miles | Hereford 11 miles | Ross-on-Wye 19 miles | Malvern 32 miles  
Worcester 38 miles | Cardiff 48 miles | London 139 miles  
(All mileages are approximate)*

## POSTON HOUSE

Reception Hall | Library | Drawing Room | Dining Room | Kitchen/Breakfast Room | Boot Room  
Principal Bedroom Suite | 2 further Bedroom Suites | Cellars | Media Room | Laundry Room

## ORANGERY AND SUMMER PAVILION

Indoor Swimming Pool | 2 Changing Rooms with Shower & WC | Summer Dining Room | Kitchen | Walled Gardens

## POSTON LODGE

Reception Hall | Drawing/Dining Room | Kitchen/Breakfast Room | Cloakroom  
Principal Bedroom Suite | 2 further Bedroom Suites

## POSTON COTTAGE

Reception Hall | Kitchen/Breakfast Room | Sitting Room/Dining Room | 4 Double Bedrooms | 2 Bathrooms

## STUDIO OFFICE

Wet Bar | WC

## OUTBUILDINGS AND GROUNDS

Tennis Court | Estate Laundry | Garaging | Staff Room and Office | Traditional Outbuildings | Service Barn  
Estate Yard | Agricultural Barn | Pond | Parkland | Mature Woodland | Bike Store | Plant Room

**IN ALL ABOUT 266.23 ACRES**

**FOR SALE AS A WHOLE BY PRIVATE TREATY**



Viewing by appointment only.

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.

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*'A classical Grade II\* Listed Country House and Estate,  
recently renovated to an exceptionally high standard  
in a unique tranquil position, in the Golden Valley  
with some of the finest views in England.'*

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## HEREFORDSHIRE

*The nearby village of Peterchurch and Hay-on-Wye have 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.*

The beautiful county of Herefordshire has a number of lovely towns, villages and boasts unspoiled countryside throughout.

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 uniquely accessed from London via either the M4 or M40 motorways and the M50 and M5 respectively.



## HISTORY

*Elegant Poston Court Estate stands on the site of a medieval deer park high in the Herefordshire hills, looking out over a vast swathe of the glorious Golden Valley to the Black Mountains and the Forest of Dean.*

The original Georgian 'casino' was designed in 1765, by Sir William Chambers of Somerset House, Albany & Kew Gardens fame, as a shooting lodge for Sir Edward Boughton, whose father bought the manor of Poston from the 5th Duke of Beaufort's trustees in 1749.

The grounds were laid out by Sir Thomas Robinson (master gardener to King George III) with many of the magnificent trees seen here today planted at that time.

Chambers like many architects of that time was heavily influenced by his travels and it is clear that Poston's architecture is based on that of a pavilion built in France by courtiers and mistresses of Louis XIV and Louis XV to escape the discipline of the royal court. They were intended for their relaxations, of which they had four; conversation, making love, eating and cards.

During the 1980s the previous owners engaged Philip Jebb to restore Poston Court Estate to its former glory. The current owners bought Poston House in 2015 and have carried out a quite extraordinary renovation of the whole estate.

## POSTON HOUSE

*Rarely has a country house and estate been renovated to such exacting detail and quality – it has transformed a timeless classical house into a modern masterpiece.*

Poston House has three bedroom suites along with a further three bedroom suites in Poston Lodge and four bedrooms in Poston Cottage, perfect for an extended family or when entertaining friends.

The house sits in a commanding and elevated position in beautiful west Herefordshire with breathtaking views over the Golden Valley, the Black Mountains and the Forest of Dean.





*The main house has an elegant drawing room, cosy library and an extraordinary William Chambers circular dining room along with a Martin Moore handmade kitchen.*





POSTON COURT ESTATE



Vowchurch, Herefordshire



*There are 3 very comfortable bedroom suites along with a media room and wine cellar in the basement.*







*Adjacent to the house and set within the formal walled gardens is the orangery and summer house pavilion housing the stone clad pool and summer dining room - the perfect summer entertaining area. The tennis court is just behind.*







*Poston Lodge, a short walk from the main house is a very fine welsh stone clad property comprising 3 bedroom suites with Poston Cottage across the courtyard with a further 4 bedrooms. In addition is the impressive studio currently a large home office.*





*Interspersed are various traditional stone outbuildings with further potential along with garaging and a large service barn with extensive storage.*





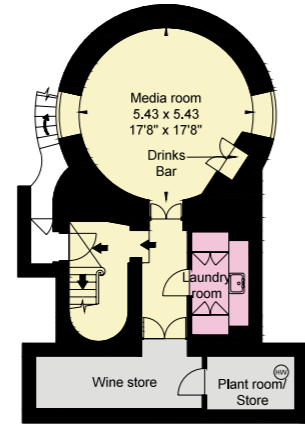
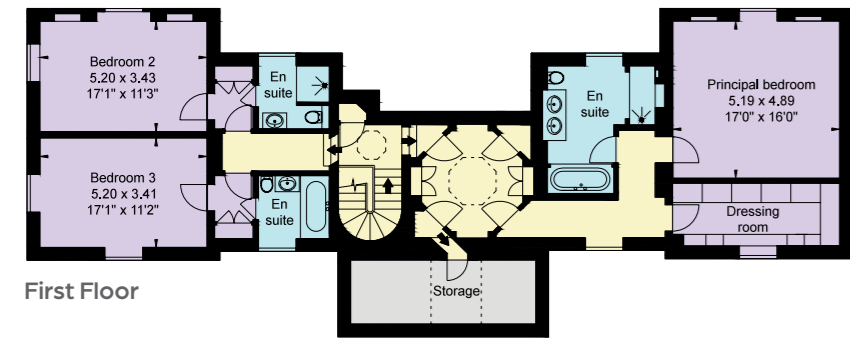
*The houses sit at the end of a near mile long drive that rises up through the parkland and mature woodland up to the properties. All of the land is well maintained with rolling parkland, a large pond and extensive mature woodland.*



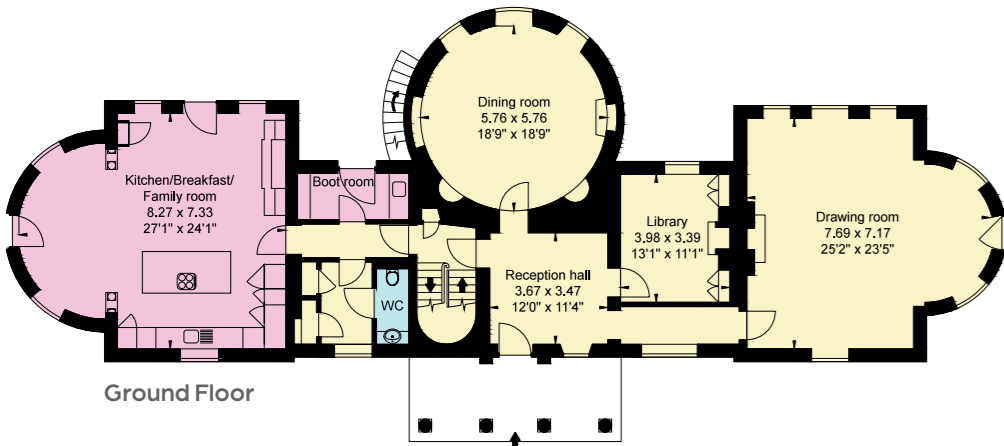


# FLOOR PLANS

## POSTON HOUSE



Cellar



Ground Floor

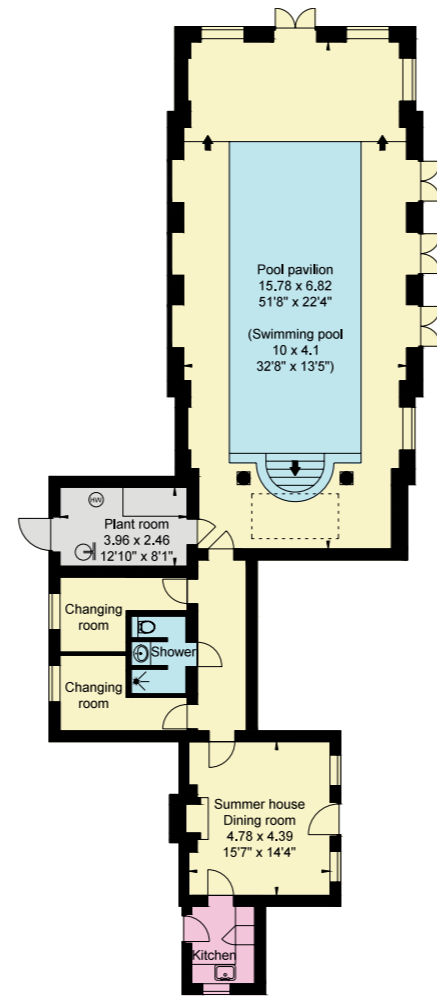
- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

### Approximate Gross Internal Floor Area:

- Poston House - 405 sq m / 4,362 sq ft
- Poston Lodge - 242 sq m / 2,606 sq ft
- Poston Cottage - 170 sq m / 1,831 sq ft
- Swimming Pool Building - 175 sq m / 1,885 sq ft
- Studio - 56 sq m / 604 sq ft
- Additional Buildings - 539 sq m / 5,803 sq ft
- Total - 1,587 sq m / 17,091 sq ft**

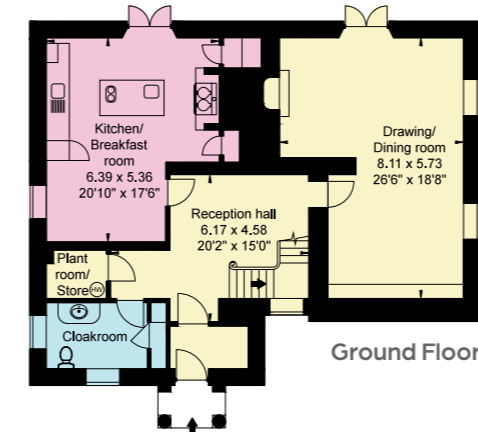
*For identification only, not to scale.  
Buildings not shown in actual location/orientation.*

## ORANGERY AND SUMMERHOUSE PAVILION

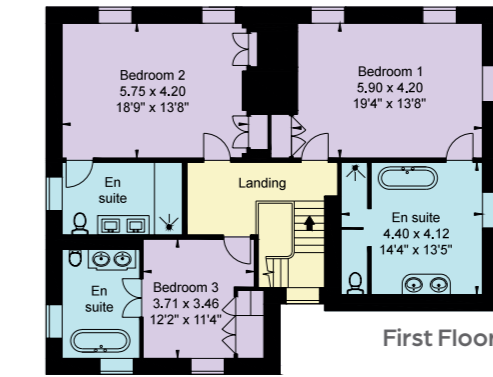
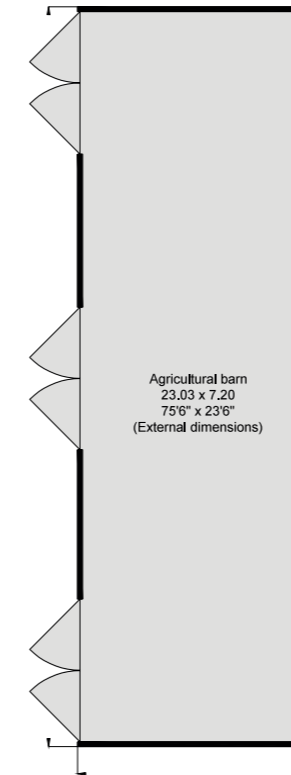


# FLOOR PLANS

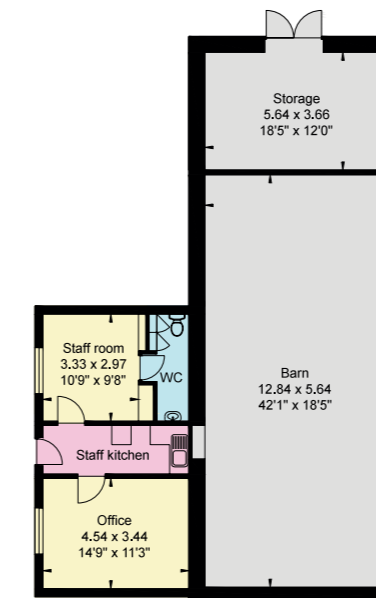
## POSTON LODGE



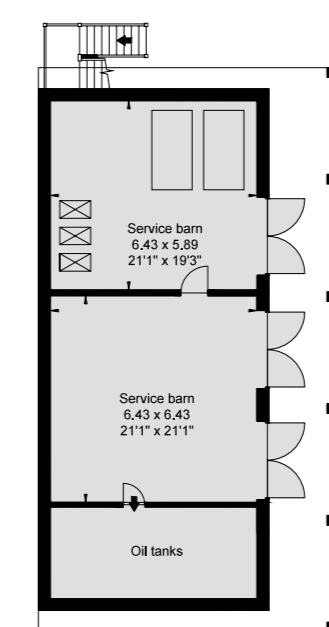
## OUTBUILDINGS



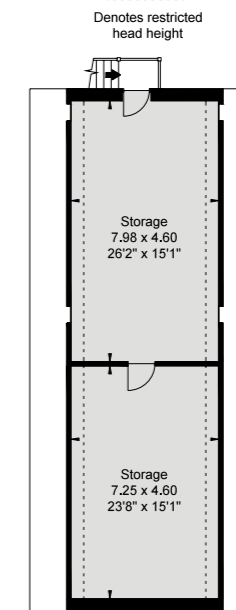
First Floor



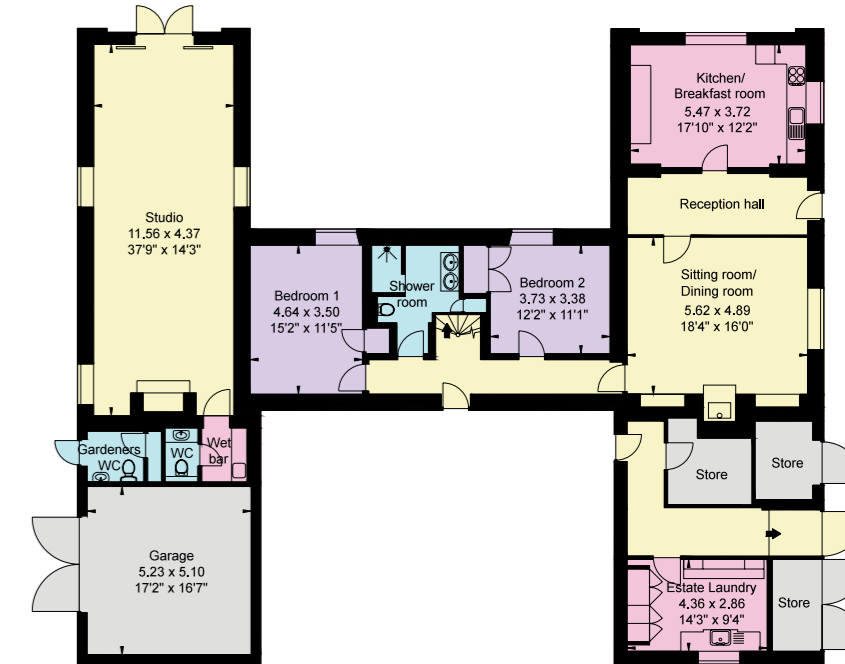
Ground Floor



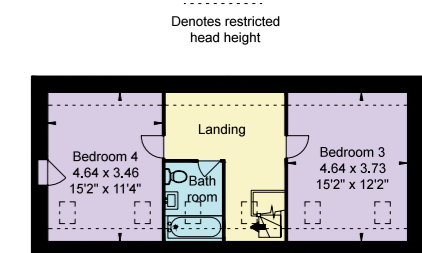
First Floor



## STUDIO AND POSTON COTTAGE



Ground Floor



First Floor

Denotes restricted head height



# SPECIFICATION

## POSTON HOUSE

### External

- Roof's/slate and lead steam cleaned & over-hauled along with chimneys.
- All rendering sandblasted to remove silicon paint and re-rendered and painted in Kime lime paint.
- All woodwork windows/doors repaired or replaced (all glazing replaced) with neoprene seals.
- New Chambers front door, stone window heads and stone over door on the north elevation with Chambers metal fencing.
- New stone terrace and portico rebuilt implementing steps.



### Internal

*(Extensive renovation – heating, electrics, joinery, glazing, plaster work, decoration using specialist craftsmen and custom materials)*

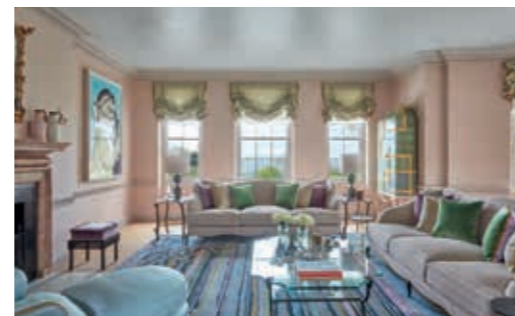
- Albion Stone custom large slab limestone to kitchen floor, powder room, boot room, basement, cellar and inner hallway.
- Bookmarked custom marble in large slab honed Aphrodite in master bathroom with THG Paris fittings.
- Bookmarked custom marble in large slab honed Bardiglio to both guest bathroom suites with THG Paris fittings.
- Panelled powder room with THG Paris fittings and custom Noir St Laurent polished marble mirror surround and vanity top.
- Premium oak floorboards throughout (Chambers convention).
- Martin Moore kitchen, boot room and laundry room.
- Bespoke joinery throughout including dressing room, panelled library, skirting & doors.
- Bespoke plasterwork throughout and stone columns to kitchen (Hayles & Howe).
- Lutron lighting and integrated music system to every room (ex-dining room).
- Integrated 7 speaker system in media room with bar and window cills in polished esmeralda marble and walls in Phillip Jeffries velvet wall covering & custom colour Madeleine Castaing plate carpet.
- Madeleine Castaing custom runner for stone cantilevered staircase.
- New insulated flooring throughout basement and ground floors.
- Underfloor heating throughout.
- Advanced wall and floor system in basement for damp protection.
- Decorated (paint finishes throughout) by Atteller Premier, Paris, including DeGournay silk wall coverings in drawing room, master bedroom suite (bespoke), 2 guest suites.
- Adams bronze Beardmore door handles, window latches and door hinges throughout.
- Fireplaces restored with Jamb register grates in dining & drawing rooms.



## ORANGERY (POOL), CHANGING ROOMS, SUMMERHOUSE DINING ROOM & KITCHEN

*(Extensive renovation throughout using specialist craftsmen and custom materials)*

- Custom English Hopton Wood stone flooring throughout entire building including inside pool.
- All joinery replaced throughout including orangery doors, fanlights, georgian lantern, skirting, doors and windows.
- Plaster repairs throughout and columns (Hayles & Howe).
- Underfloor heating throughout.
- Bronze floor dressing around stone for pool roller access.
- Lutron lighting to orangery.
- Lazer cut stone for AC ventilation and inside pool drain.
- Summerhouse ornate stone fireplace and dado (Hayles & Howe).
- Handmade painted kitchen – external terrace with Napoleon BBQ.
- Integrated music to every room.
- See infrastructure for plant/equipment.
- Custom large slab polished Verde Guatemala marble shower and powder room.
- Drummond's chrome fittings throughout powder room.



## POSTON COTTAGE (BARN CONVERSION)

- Re-wired and certain radiators replaced throughout.
- Joinery, plaster work repaired/replaced throughout.
- Low voltage lighting throughout.
- Oak beams sandblasted.
- Flagstone hallway sandblasted.
- Kitchen re-built including re-use of Bulmer custom dresser from the original kitchen in the main house.
- New shower room with single slab quartz and Porter vanity.
- Leroy Brookes fittings.
- Drummonds wall lights.
- New rear oak door and private garden implemented.
- Decorated in French grey throughout.
- New front garden.

## NEW LAUNDRY ROOM, BIKE STORE, CONTROL CENTRE, NEW DOUBLE GARAGE AND GARDENERS WC WITH UNDERFLOOR HEATING

- Handmade painted estate laundry room.
- Underfloor heating throughout.
- New joinery, plasterwork throughout.
- LV lighting throughout.

## STUDIO (BARN CONVERSION) EXTENSIVE RENOVATION OF OLD BARN ADJOINING COTTAGE

- Polished cement floor.
- Underfloor heating throughout.
- Sandblasted oak beams.
- Dressed oval windows.
- Shadow gap plaster walls.
- Integrated music system.
- Kitchen dresser with water/fridge/MW etc.
- WC.
- New fireplace/chimney.
- Bronze/oak Crittel doors and window.
- Custom random width oak window & door shutters.

## 3 OAK DOOR BARN AND SEPARATE RESTORED STORAGE ROOM IN COURTYARD

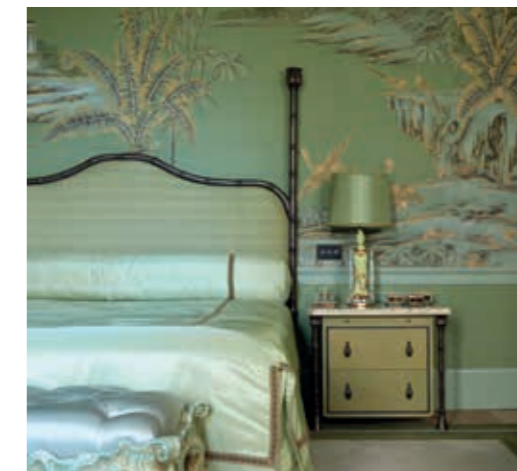
- Currently used for storage.

## POSTON LODGE – RECONFIGURED WITH 3 BEDROOM SUITES, NEW HEATING, ELECTRICS, JOINERY, GLAZING, PLASTER WORK THROUGHOUT

- Martin Moore kitchen implemented with restored Aga.
- Porter vanities in powder room and 3 en-suites with Leroy brooks fittings.
- LV lighting throughout.
- Bisque radiators throughout.
- New staircase with matching chambers banisters (as per main house).
- Sandblasted oak beams in kitchen.
- To be decorated in limestone throughout (kitchen on final coat).

## ESTATE INFRASTRUCTURE

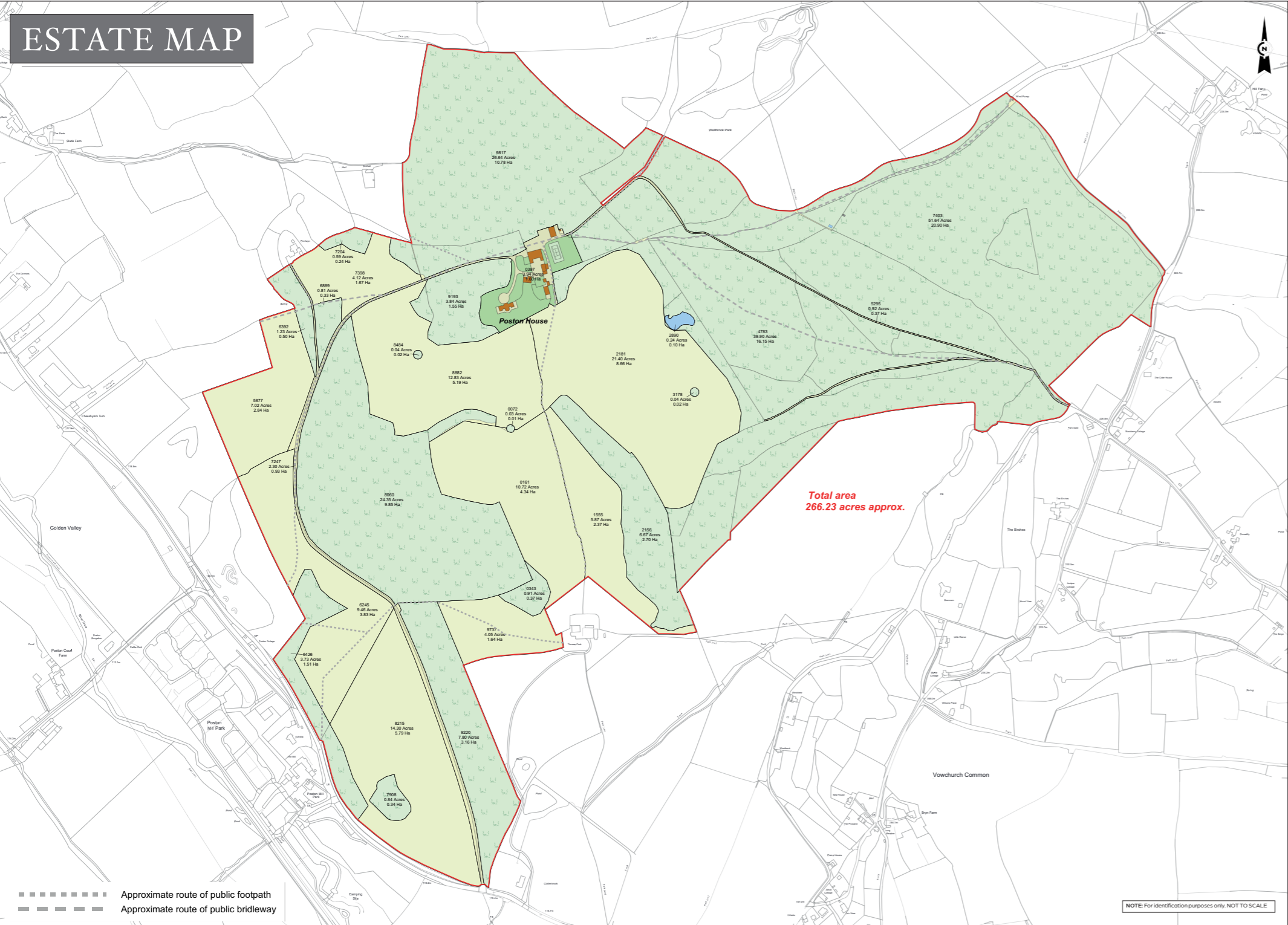
- Implemented mains water supply from mains source along with storage tank and pumping station to maintain pressure.
- Implemented commercial grade fibre currently @ service level 3 150MB DL/30MB UL – can be infinitely upgraded.
- 2 boreholes with new intelligent pumps for irrigation.
- Extensive irrigation system to formal gardens and primary lawn areas.
- New central underground treatment plant serving all assets.
- New oak 3 door service barn with lower level for large scale oil storage tanks, boilers, water tanks and storage. Upper level for storage/estate office.
- Provides central heating/water/fibre distribution to all assets via underground distribution tunnels with access points to all assets.
- New agricultural barn for storage of estate machinery etc.
- New telecommunication mast and compound (Electricity supply on priority service level due to emergency services located on mast).



- Drive re-surfaced along with underground french drain and industrial core running length of drive.
- Extensive estate park and rail fencing.
- Custom gates with number plate recognition on 2 sets of gates.
- Extensive external Lutron lighting.
- New A/C saltwater treatment plant & water/air temperature plant in orangery for pool and summerhouse dining room.
- External custom made random width hardwood estate gates/doors throughout.
- Extensive CCTV throughout estate.
- Tennis court completely re-surfaced/painted with correct drainage and fencing.
- Extensive implementation of reclaimed flagstones (Cottage terrace, Lodge terrace, around lodge and walled gardens, walled garden avenue edges, Italianate garden & to rear of the summerhouse kitchen for BBQ etc.
- New driveways implemented to side and rear of cottage/barn and summerhouse.

## GROUNDS

- Reinstated to formal parkland 1000TN of soil brought into restore slopes on final approach and to south elevation of house.
- Extensive work to maintain/restore lawns, woodlands and specimen trees with licences obtained on areas already restored.
- Formal walled gardens restored.
- 2 new gardens implemented around cottage.
- Extensive yew and box hedging implemented to south and north elevation.
- New Cotswolds gravel used to dress final drives and courtyards.





## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

The property is offered for sale freehold with the benefit of vacant possession.

### BASIC PAYMENT SCHEME

The vendors will use their reasonable endeavours to transfer the Basic Payment Scheme entitlements to the purchaser. The current years entitlements are reserved for the vendor.

### SPORTING, TIMBER AND MINERAL RIGHTS

The Sporting, Timber and Mineral Rights are included in the freehold sale.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

### FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electrical items, garden statuary, garden machinery and agricultural machinery.

### SERVICES

All properties have mains water, there are 2 private boreholes utilised for irrigation. There is a private underground treatment plant serving all properties.

### PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### VAT

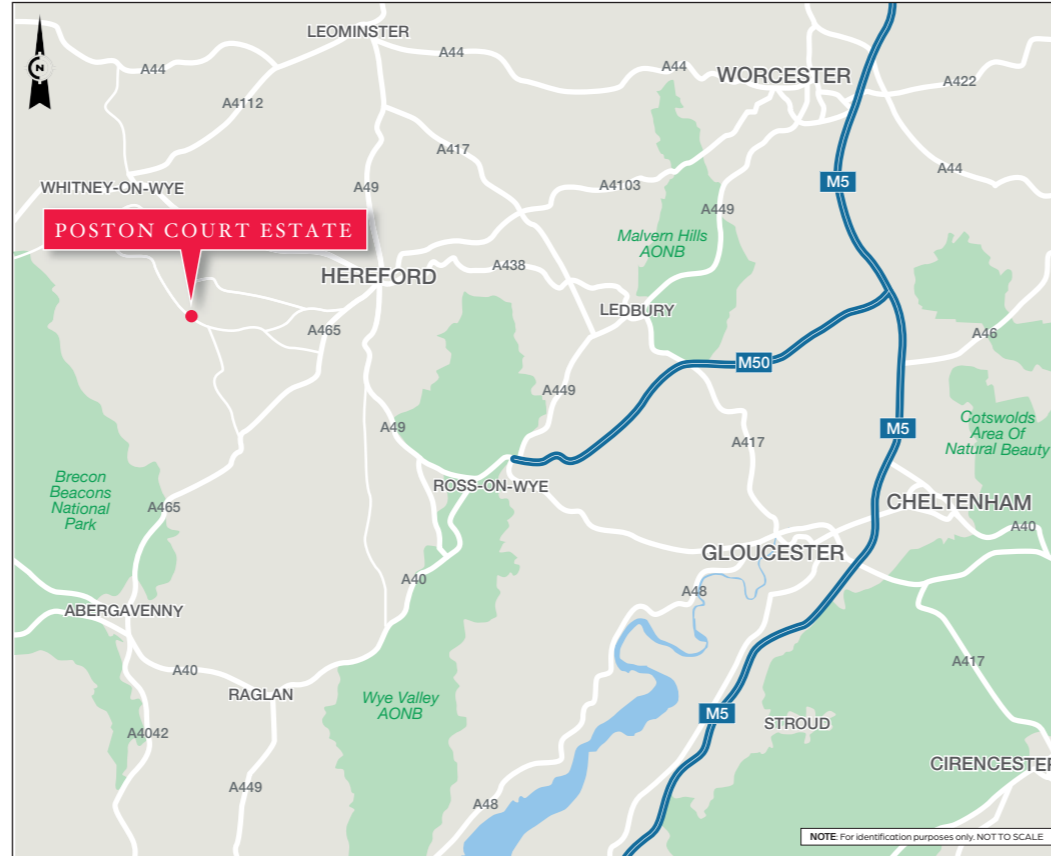
Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

### POSTCODE

HR2 0RJ

### VIEWINGS

All viewing are strictly by appointment with the vendor's agents.



**Viewing strictly by appointment only. Please contact:**

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