



# Westbrook Manor

Westbrook, Hereford, HR3 5SY

FINE & COUNTRY

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*An exciting opportunity to acquire a large period seven bedroomed farmhouse with outbuildings and 10.50 acres of land situated three miles south east of Hay-on-Wye enjoying stunning views over the Wye Valley.*

# The Property

Westbrook Manor is a fine period farmhouse with parts believed to be in excess of 200 year old with the property having been considerably altered in Victorian times. The property offers spacious character accommodation on four floors including seven bedrooms and extensive cellars making the accommodation ideal for a large family, bed and breakfast/guest house, business use (subject to consents), etc.

The house is in the main constructed of stone under a slate roof with a detached range of stone buildings to one side and paddocks to the rear over which there are extensive views to the Herefordshire countryside and the Wye valley beyond this.



# Location

Westbrook Manor has a considerable history attached to it with it once being used for the local assizes and an important country seat in the 19th Century. It stands alongside the B4348 Hay-on-Wye to Dorstone Road, 3 miles from Hay and 2 miles from Dorstone in a wonderful scenic part of West Herefordshire with the Golden Valley, Brecon Beacons National Park and Wye Valley all noted for their beauty. Hay-on-Wye offers good market town facilities including the world famous secondhand bookshops and is a considerable tourist mecca. Dorstone has a friendly village pub and active rural community centred around the village hall and church, whilst Peterchurch (4 miles) also has a pub, busy village stores and a popular secondary school at Fairfield with primary schools at Clifford (1 1/2 miles) and Peterchurch. Hereford is about 17 miles away is a regional centre and the Tesco shopping centre to the south west of the town is particularly accessible.



# Walk Inside

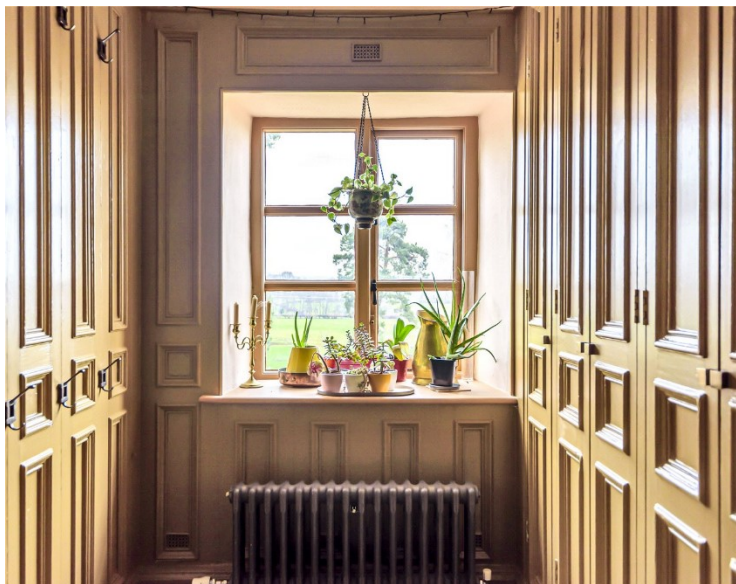
## Lower Ground Floor

**Cider Cellar - 21'5" x 19' (6.53m x 5.8m)**  
with original features.

**Salting Cellar - 12'5" x 9'9" (3.78m x 2.97m)**  
with oil-fired central heating boiler (heating half the house), Belfast sink, stone flag floor, pine ceiling.

**Basement - 14'2" x 13' (4.32m x 3.96m)**  
with back door to outside, window north, salting slabs, stone flag floor, staircase approach from main hall.

**Washroom - 12'8" x 10'3" (3.86m x 3.12m)**  
with window north and Belfast sink.



## Ground Floor

**Outer Porch** - open to three sides with slate roof.

**Main Entrance Hall** - with oak staircase to first floor, staircase to cellar, wide front door with window over.

**Lounge** - 20'9" x 14'10" max (6.32m x 4.52m max)  
with window south, deep chimney breast with stone fireplace surround, radiator.

**Dining Room** - 20'5" x 12'10" (6.22m x 3.9m)  
with windows south and east, feature fireplace, radiator.

**Kitchen** - 24'2" x 13'3" (7.37m x 4.04m)  
with three windows north, fitted sink unit, Rayburn oil-fired cooker, modern fitted kitchen with central island, back door to outside.

**Utility Room** - 12'9" x 11'1" (3.89m x 3.38m)  
with windows, fitted cupboard units and W.C.





**First Floor Landing** - with staircase to second floor, radiator, doors to:

**Bedroom 1** - 20'9" x 14'7" (6.32m x 4.45m)

with window south, built-in cupboard, radiator, small fireplace.

**Bathroom** - 10'6" x 8'7" (3.2m x 2.62m)

with window east, pedestal hand basin, panelled bath, low flush W.C., corner shower cubicle, wall tiling.

**Study** - 10'9" x 8'7" (3.28m x 2.62m)

with window south and radiator.

**Bedroom 2** - 20'9" x 11'1" (6.32m x 3.38m)

with windows north and east, radiator, sealed fireplace.

**Bedroom 3** - 13'1" x 10'11" (4m x 3.33m)

with window north, radiator.

**Rear Landing** - with radiator, beams, window north.

**Bedroom 4** - 15'7" x 13' (4.75m x 3.96m)

with window north, radiator.

**Second Floor Landing** - with oak flooring.

**Bedroom 5** - 12'1" x 9'5" (3.68m x 2.87m)

with window south, and fitted shelving, cupboard units.

**Bedroom 6** - 20'9" x 9'6" max. (6.32m x 2.9m max.)

with window south.

**Bedroom 7** - 21'2" x 12'5" (6.45m x 3.78m)

with window south, pine ceiling.



# Walk Outside

**Outbuildings** - To the north of the house is a stone range containing:

**Wainhouse** - 33'10" x 18'8" (10.3m x 5.7m)

Four bays wide providing garaging or conversion possibilities. This has a granary over with stone steps on the road side

**Stone Store Shed** - 22'1" (6.73) x 17'5" (5.31) and 17'11" (5.46) x 12'3" (3.73)

with store room and further area used as a Beehive. This building has the benefit of planning consent which is available from the selling agent upon request.

## The Land

Alongside the house is a wide parking and turning area capable of taking at least 6 vehicles.

The land in total extends to approximately 10.5 acres and is laid predominantly to pasture with an area of newly planted woodland. The land is predominantly flat with an open aspect and has the benefit of planning consent for the erection of an agricultural barn. The property is accessed via a new driveway leading from the public highway onto a courtyard parking area.









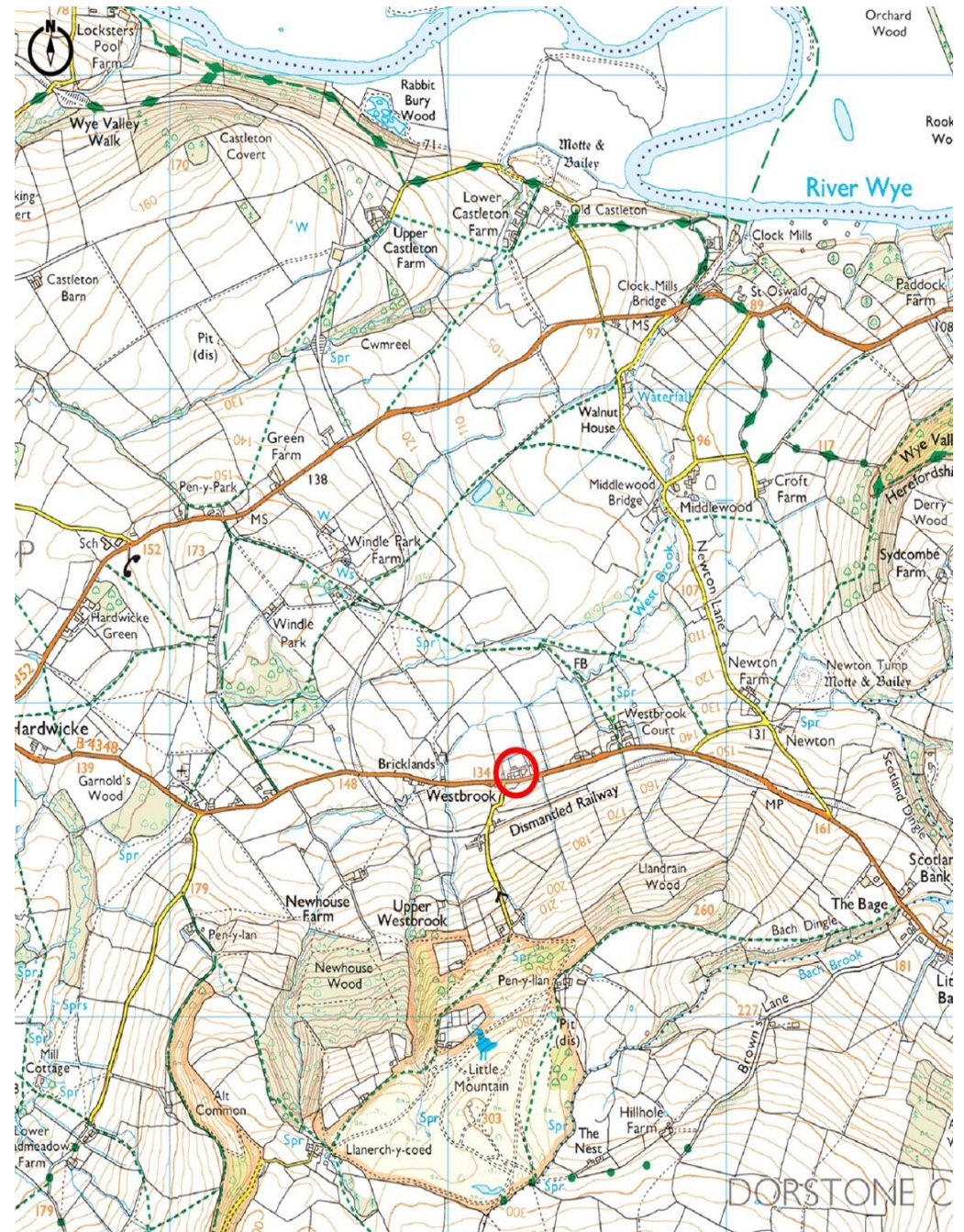
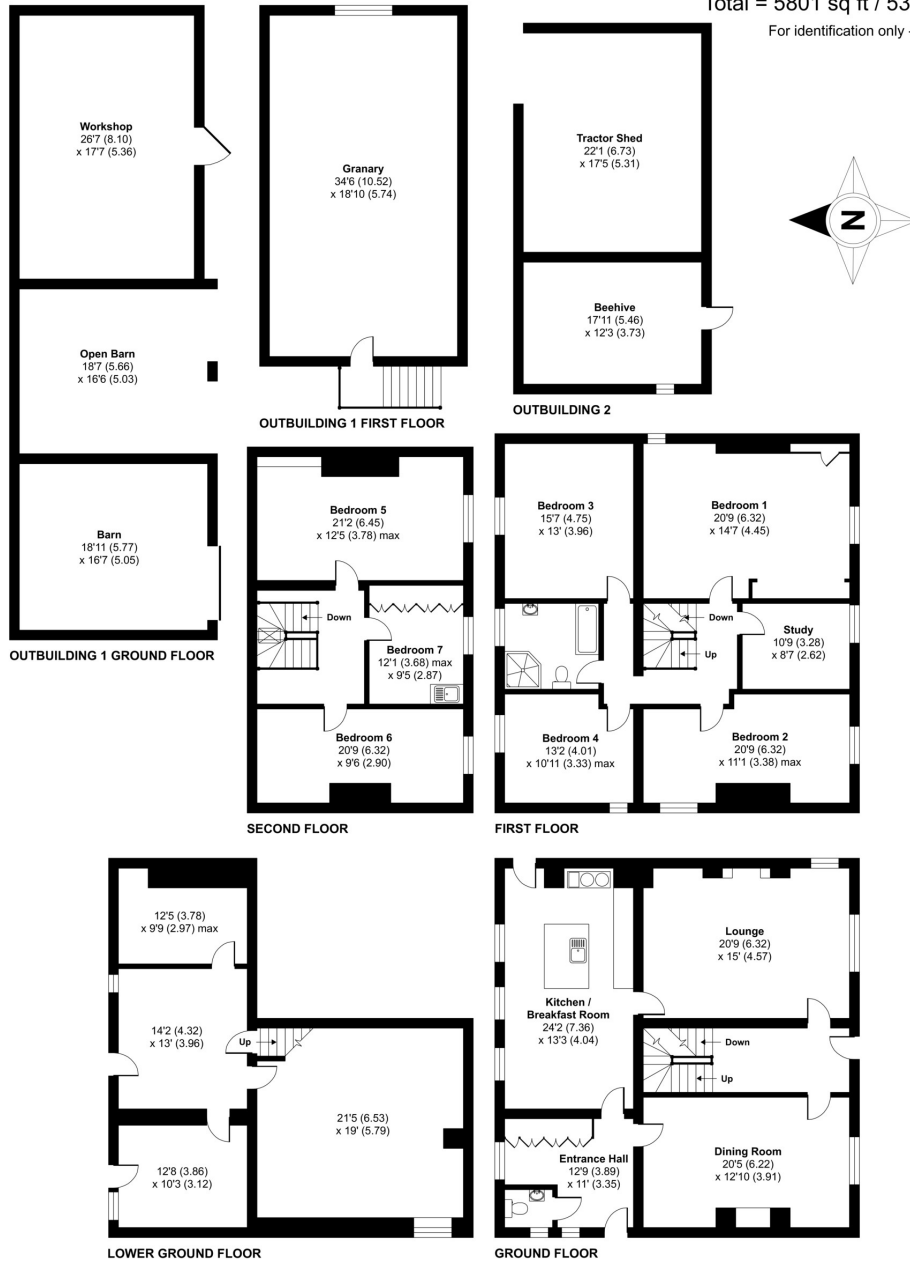
# Westbrook Manor, Westbrook, Hereford, HR3

Approximate Area = 4132 sq ft / 383.9 sq m

Outbuildings = 1669 sq ft / 155 sq m

Total = 5801 sq ft / 538.9 sq m

For identification only - Not to scale





**SERVICES:** We are informed that the property is connected to mains water and electricity. Private drainage system with the site.

**HEATING:** Oil-fired central heating (via the oil-fired Rayburn and boiler)

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested

**TENURE:** We are informed that the property is of freehold Tenure..

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01497 820778 Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

**NOTICE:** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser’s Solicitor and the type of inspection undertaken by a purchaser’s Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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MCCARTNEYS LLP REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA Tel: 01584 872251



**FINE & COUNTRY**

Simon Edwards MRICS IRRV

Partner

Fine & Country Hay on Wye

11 High Town, Hay on Wye, HR3 5AE

+44(0)1497 820778

hay@mccartneys.co.uk

