



Letton Court
Letton | Hereford | Herefordshire | HR3 6DH

STEP INSIDE

Letton Court

Letton Court is an impressive Georgian-style country house providing a blend of traditional elegance and modern comfort. The main house spans two floors with a thoughtfully designed layout that offers eight or nine spacious bedrooms (depending on how you choose to use them), numerous reception areas, and a wealth of period features.

Upon entering, the grand reception hall welcomes guests with exposed oak flooring, a magnificent stone fireplace, and a stunning oak cantilevered staircase with turned balustrades. The drawing room and sitting room, located at the southern end of the house, are richly adorned with ornate plaster ceilings, timber panelling, and large windows that offer commanding views of the surrounding gardens and parkland.

The formal dining room, centrally positioned within the house, boasts a curved bay window, ornate plasterwork, and a classic fireplace, creating an elegant setting for entertaining. Adjacent to the dining room is the guest cloakroom and access to the practical cellars below. The contemporary kitchen and breakfast room, located at the north end, feature custom cabinetry by "Woodgrayne Interiors" and integrated appliances by SMEG. A central island with a unique illuminated resin feature and bifold doors leading to the pool area enhance this space as the heart of the home.

The first floor offers a versatile bedroom arrangement, including a master suite, three further bedrooms with en suite facilities, and additional bedrooms that can be tailored to suit family needs. Luxurious bathrooms have been recently updated with modern fixtures, blending seamlessly with the property's historic charm.









SELLER INSIGHT

“With its extensive grounds, excellent leisure facilities and easy access to a range of outdoor attractions, Letton Court offers a wonderfully healthy outdoor lifestyle – making it the perfect home for families or entertaining guests.”

“The impeccable well-established gardens play host to some of the best Rhododendron trees in the country.”

“The area boasts excellent independent schooling options, including Hereford Cathedral School, Llandovery College, Monmouth School, and Malvern College.”

“The cathedral city of Hereford offers excellent amenities including a mainline rail link. Nearby Shobdon Airfield makes easy work of private inland air travel too.”

“I can’t stress enough how beneficial it has been to have Letton Court Fishery as part of the estate, a perfect way to make a rewarding income. The business is run exclusively with online booking and unmanned access, leaving very little work to do. In my experience this almost passive income covers many running costs”.

“As Letton Court is not listed, there is plenty of scope to develop it further and increase income. Overall, the house is very well-maintained and can easily be locked up and left, even as a large property.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Historical note

Idyllically nestled in the heart of one of Herefordshire’s ancient villages, home to the stunning Grade I listed St. John the Baptist Church dating back to Norman times, a house has existed on the site of Letton Court since the Domesday Book, originally a large timber-framed dwelling and the seat of the Blisset family. Reverend Henry Blisset rebuilt the court in 1859 in a medieval style, but a devastating fire in 1924 destroyed the structure. The current house, rebuilt in a handsome Georgian style, sits on the original site and is accessed via a bridge over an old moat, surrounded by 19th-century gardens and post-medieval parkland.











CLOCKTOWER COURTYARD





APARTMENTS & OFFICES



STEP OUTSIDE

Letton Court

The grounds of Letton Court are nothing short of spectacular, offering circa 53 acres of manicured gardens, parkland, and private lakeside beauty. Accessed via a quiet lane, the estate boasts a grand approach, with the main house positioned on double terraced lawns that enhance its slightly elevated stance, providing sweeping rural vistas.

The formal gardens, originally laid out in the 1800s, feature mature shrubs, specimen trees including an impressive Wellington Sequoia, and meticulously planted walkways. These areas provide stunning backdrops and tranquil spots to relax while taking in the estate's natural beauty. The outdoor heated swimming pool is easily accessed from the kitchen or the courtyard and is surrounded by a terrace, offering a perfect setting for relaxation and al fresco dining.

Beyond the formal gardens lies the cottage gardens with a Victorian greenhouse and an old grass tennis court. With its own access from the lane, this area could be suitable for stables (subject to the relevant permissions), adding to the property's recreational offerings. At the southern end of the estate, the grounds extend to the River Wye, encompassing an oxbow lake that is stocked with mature coarse fish, such as bream, pike, carp, and tench. This section of the property, designated as an area of special scientific interest, offers outstanding opportunities for fishing and sporting activities.

The land surrounding Letton Court also includes meadows with ancient trees like cedar, oak, copper beech, willow, and silver birch, further enhancing the estate's idyllic setting. The combination of historic gardens, modern amenities, and vast natural landscapes makes Letton Court an extraordinary opportunity for those seeking a prestigious country lifestyle.

The Clock Tower Courtyard

Dating back to the 1800's, complementing the main house are two charming courtyard apartments. The first includes a kitchen, sitting/dining room, bedroom, and bathroom, while the second offers a more extensive layout with a kitchen, sitting room, two bedrooms, and a bathroom. Additionally, the clock tower courtyard has been refurbished to include office space, ample storage, and potential for further development, adding to the property's flexibility and appeal.

Letton Court Fishery

The Letton Court Fishery business operates on the estate, utilizing the extensive fishing rights along the River Wye. This business has potential for growth or can be managed as a low-maintenance income stream, allowing owners to benefit from the natural resources of the property without intensive management. More information is available by request.

Location

Situated between Hay-on-Wye (9 miles) and Hereford (12 miles), Letton Court enjoys convenient access to cultural and leisure activities, quality schooling, and excellent transport links (M50 25 miles). Whether as a prestigious private residence or a distinguished country retreat with income potential, Letton Court is a truly unique and captivating property that offers an exceptional lifestyle in one of England's most beautiful regions.

Additional Land

A further 7.5 acres to the east of Letton Court (title number HE56457) is available by separate negotiation, as shown in hashed outline on plan.







Letton Court, Managers Office, Letton, Hereford

Approximate Gross Internal Area

Main House = 9018 Sq Ft/838 Sq M

Garage = 389 Sq Ft/36 Sq M

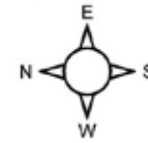
Annexe = 368 Sq Ft/34 Sq M

Cottage = 989 Sq Ft/92 Sq M

Outbuildings = 1358 Sq Ft/126 Sq M

Total = 12122 Sq Ft/1126 Sq M

Quoted Area Excludes 'Courtyard'



Flat 2

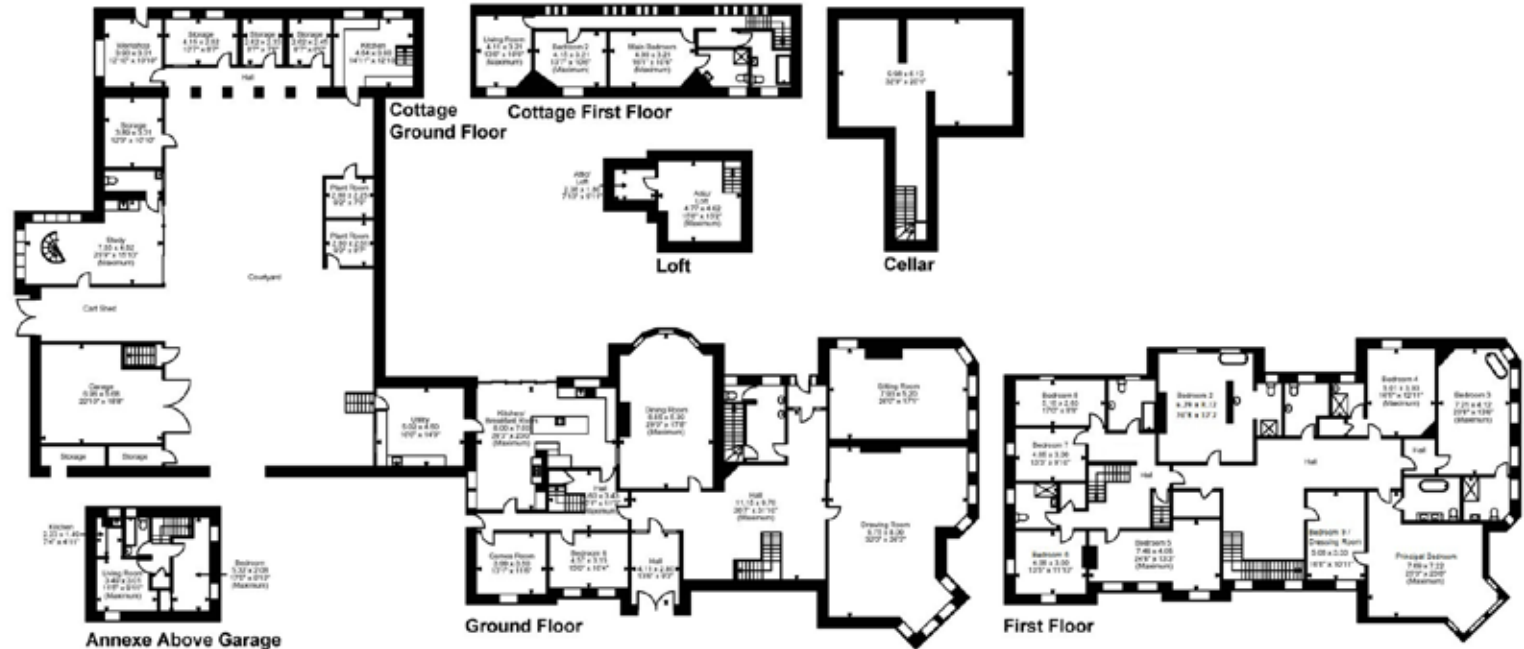
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		

Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	36 F	
1-20	G		

Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Tenure: Freehold
Council Tax Band: G



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Archer & Co (Ross-on-Wye) LTD. Trading As: Fine & Country Ross-on-Wye, Company No: 12655231. Registered Office Address: 52 Broad Street, Ross-On-Wye, Herefordshire, HR9 7DY. Printed 23.09.2024



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