



Oakfield

Hereford

A majestic Grade II listed country house
with striking Regency elevations, on the
outskirts of wonderful Hay-on-Wye.

Oakfield, Brecon Road, Hay-on-Wye, Hereford HR3 5PJ

Hay-on-Wye centre: 0.7 miles, Hereford: 20 miles, M50 Motorway: 30 miles, M4 Motorway:
42 miles, Cardiff: 55 miles, Cheltenham: 55 miles, Bristol: 80 miles, London: 150 miles

Features:

5 Reception rooms | Kitchen with adjacent pantry and utility
6 Ensuite bedrooms | Swimming pool | Self-contained
apartment | Detached Coach House with 1-bedroom annexe
Garaging for 4 cars | Cellars

Landscaped gardens of 4.27 acres





The property

Set at the head of a sweeping drive, Oakfield is a magnificent Grade II listed country house sitting in a slightly elevated position surrounded by farmland with views across the beautiful Wye Valley. The house is believed to date back to 1820 and has some wonderful Regency features, such as the striking bay windows, the curved cantilevered staircase and ornate marble fireplaces.

The property offers a vast amount of accommodation, with the main house having a one bedroom apartment to the second floor, as well as a further one bedroom apartment to the first floor of the detached coach house.

Accessed via impressive double doors, with fan light above, is the welcoming reception hall featuring attractive flagstone flooring, which continues through to the inner staircase hall. The family room has a dual aspect, part timber panelled walls, cornicing and picture rail, together with a Clearview log burning stove. Beyond is the breath taking dining room featuring floor to ceiling curved sash windows with working shutters, exposed floorboards and open fire. Adjacent lies the drawing room, again an impressive space, with a door leading out to the garden, wonderful views and another Clearview stove. There is also a fully wood panelled library and cloakroom.

The inner hall connects all of these spaces with the kitchen, which offers bespoke fitted cabinetry topped with granite and oak worktops. A central island has a breakfast bar for informal dining, whilst there is also a double Belfast sink, range cooker, integrated dishwasher, fridge/freezer and microwave, as well as a pantry room, further store area and utility. Beyond the kitchen is a room offering study potential, the boiler room and stairwells leading to the floors above, the swimming pool and also down to the cellar rooms.

The pool room was added by the current owner and features a pool, shower area, room for seating and large picture windows overlooking the grounds. Doors lead out to a balcony area ideal for summer entertaining.

The beautiful staircase leads to the first floor, where each of the 6 bedrooms have their own bath or shower rooms. The principal bedroom again featuring the striking bay sash windows, with incredible far-reaching views.

A rear staircase leads up to the second floor, where there is a kitchen, dining room, sitting room and bedroom with adjacent bathroom. This space offers independent living or the potential to generate an income.

The Coach House

Sitting alongside the property's turning circle is the detached coach house, providing garaging for two vehicles and three well-proportioned rooms for storage. Internal and external stairs lead to the apartment which has an impressive 48ft kitchen/sitting/dining room with exposed floorboards, ceiling timbers and sky lantern, a bedroom, shower room and separate WC. A door from the kitchen area leads out to the balcony providing space for al fresco dining.

Outside

Oakfield sits centrally within its grounds and enjoys wonderful views over the surrounding farmland, Hay-on-Wye and countryside beyond. The gardens are extensive and offer some magnificent mature trees, lawns, well-stocked flower borders and seating areas.









Location

Situated in the rolling Powys countryside, Oakfield offers rural privacy and peace, yet is easily accessible to nearby Hay-on-Wye, Hereford, Abergavenny and the national motorway network via the M50. The mainline railway service is available at Hereford and Abergavenny. Hay-on-Wye boasts beautiful scenery and great walks, with the Black Mountains, Brecon Beacons and the winding River Wye close by. Often described as 'the town of books', with more than 20 bookshops and hosting the annual Hay Festival of Literature and Arts, together with independent shops, cafes, galleries, delis, pubs and restaurants.

The neighbouring towns of Abergavenny, Brecon and Crickhowell provide a wider range of day to day amenities. The Brecon Beacons National Park is one of three national parks in Wales. It has a stunning landscape and natural beauty. There are a range of educational establishments within the area with several local primary schools within the vicinity as well as two good state secondary schools.

Directions

From Hay-on-Wye proceed south on the B4350, Brecon Road. Shortly after leaving the town centre, turn left opposite Wye Valley Business Park and continue along this drive to the house.

General

Services: Main electricity and drainage connected. Private water supply. oil fired central heating.

Local Authority: Powys Council

Council Tax: Band H

Tenure: Freehold

Fixtures and Fittings: Only 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: 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.

Guide Price: £2,250,000

Viewings: strictly through the agent.



Second Floor Flat



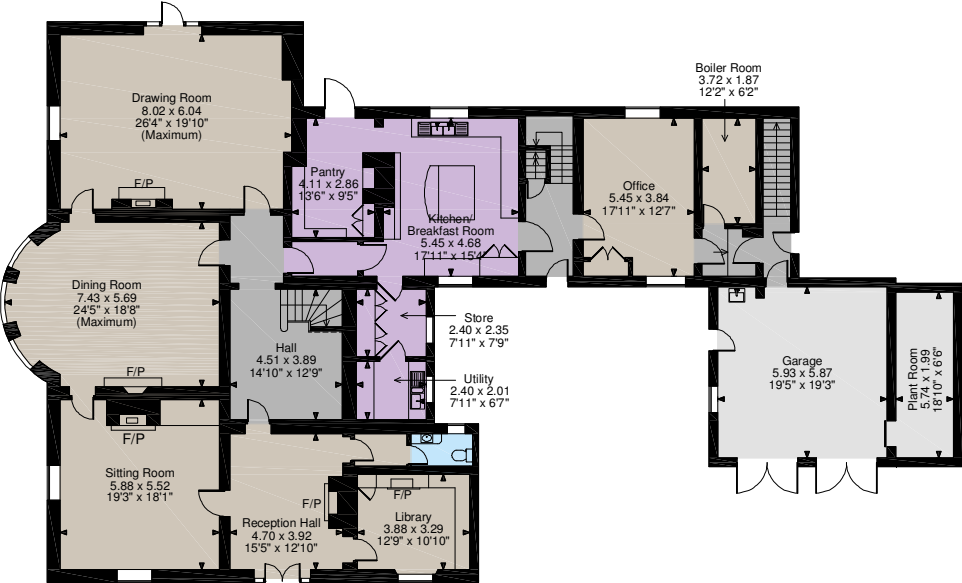
Second Floor Flat



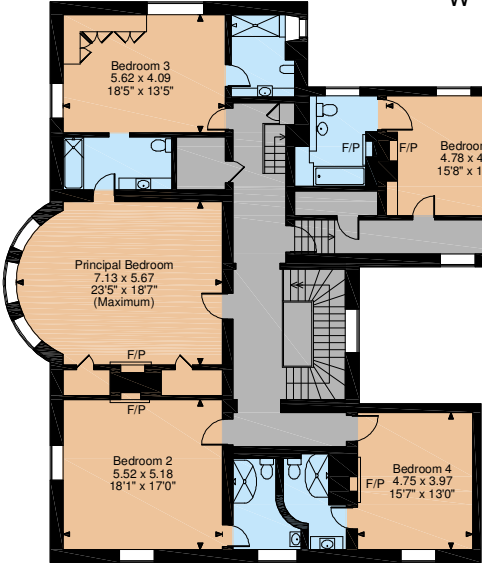
Second Floor Flat



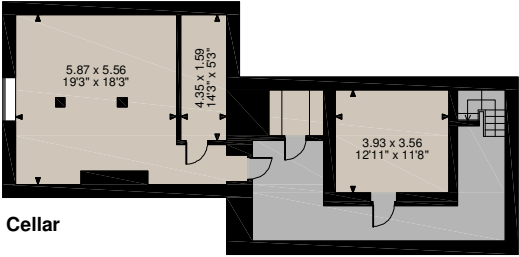
Oakfield, Brecon Road, Hay-on-Wye
 Main House internal area 8,398 sq ft (780 sq m)
 Garages/Garden Store internal area 1,123 sq ft (104 sq m)
 Coach House internal area 1,694 sq ft (157 sq m)
 Second Floor Flat internal area 973 sq ft (90 sq m)
 Balconies external area = 417 sq ft (39 sq m)



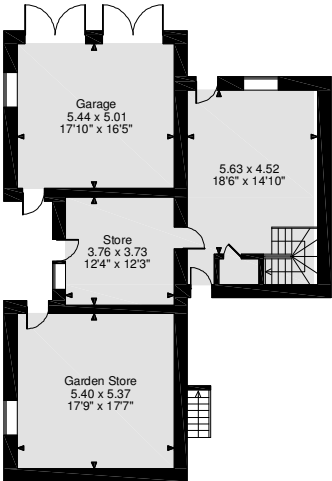
Ground Floor



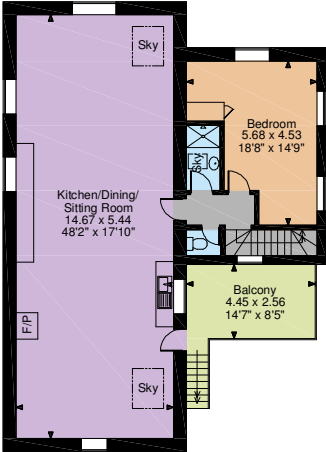
First Floor



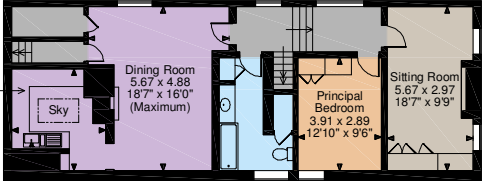
Cellar



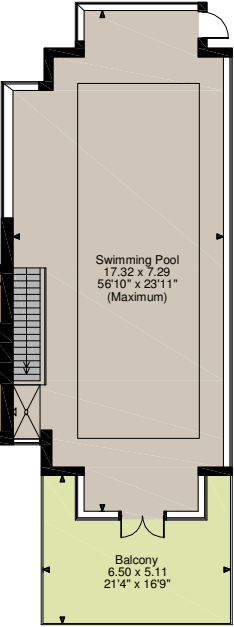
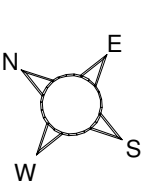
Coach House
Ground Floor



Coach House
First Floor



Second Floor Flat



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Strutt & Parker Ludlow
26 Bull Ring, Ludlow SY8 1AA

+44 (0) 1584 873711
ludlow@struttandparker.com
struttandparker.com

Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

50 offices across England
and Scotland, including Prime
Central London



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