

Staunton Park  
Staunton-On-Arrow, Herefordshire



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& Parker

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**A breathtaking country house with extensive, beautifully appointed accommodation and enchanting gardens and grounds extending to 13.43 acres, in a peaceful rural setting in Herefordshire**

Staunton Park is a magnificent period country house featuring handsome red brick elevations and more than 8,500 square feet of exquisite living space. There are seven bedrooms, seven reception rooms, a wonderful family kitchen with large island, Aga and bespoke cabinetry, all elegantly finished and retaining impressive original features.

Originally the site of a manor house dating back to medieval times, the owner of Staunton Park in the 19th Century demolished the existing building in 1843 and commissioned John Gray to design an altogether grander and more impressive new mansion. In 1921, a great part of this mansion was demolished and the property which currently stands was erected in 1927. The appearance of Staunton Park is still largely Victorian, even with the later addition. The current owners have carried out extensive renovations throughout both the house and the lodge giving the proportions and modern facilities that are looked for today.

Additional accommodation is in The Lodge, which includes a sitting room, two bedrooms, a kitchen, a utility room and a bathroom. This sits in its own private fenced off garden. This too has been tastefully renovated throughout.

The gardens at Staunton Park were landscaped between 1842 and 1884 and originally formed part of the of the large estate at that time. They have retained their general appearance for over 100 years with complementary additions through planting and landscaping. A woodland walk winds down towards the picturesque lake which is abundant with wildlife including nesting swans.

To the rear of the property are the Stables and Coach House which are arranged around a cobbled courtyard. These are currently used as storage but could offer potential for conversion subject to the relevant planning consents.

**8,762 sq ft (814 sq m) | Freehold  
7 reception rooms | 7 bedrooms | 5 bathrooms  
Outbuildings | 13.43 acres | Rural location**

**Guide price £2,250,000**

**Location**

The property lies in a tranquil rural setting just outside the hamlet of Staunton on Arrow, set in the rolling Herefordshire countryside of the Welsh Marches, close to the River Arrow and within easy reach of the Offa's Dyke National Trail. The village has a parish church and a village hall, while the picturesque, historic village of Pembridge, approximately three miles to the southeast, offers a traditional pub, a selection of local shops and the well-regarded Pembridge Church of England Primary School. The historic market town of Leominster lies 10 miles to the east, providing a comprehensive range of everyday amenities including supermarkets, independent shops and a medical centre. The independent schools of Lucton, Moor Park and Hereford Cathedral are all within easy reach. The city of Hereford, 17 miles to the south, offers extensive shopping, leisure and cultural facilities. Leominster provides rail services towards Hereford and Cardiff to the south and Shrewsbury to the north, while the A44 gives convenient road access across the region.

Postcode region: HR6

**General**

Local Authority: Herefordshire Council

Services: The main house - mains electricity, oil fired central heating, private water with borehole (Welsh Water available) and private drainage to septic tank (we understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought). Electric air conditioning and 20 Solar Panels with a Tesla Powerwall 2 battery storage.

The Lodge - Mains electricity and water. Electric storage heating.

Council Tax: House Band H, Lodge Band C

EPC Rating: Main house Rating E, Lodge E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Internet: Direct fibre line in for Broadband, with rapid speeds.

750MBPS Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



**Staunton Park Staunton-On-Arrow, Nr Leominster**

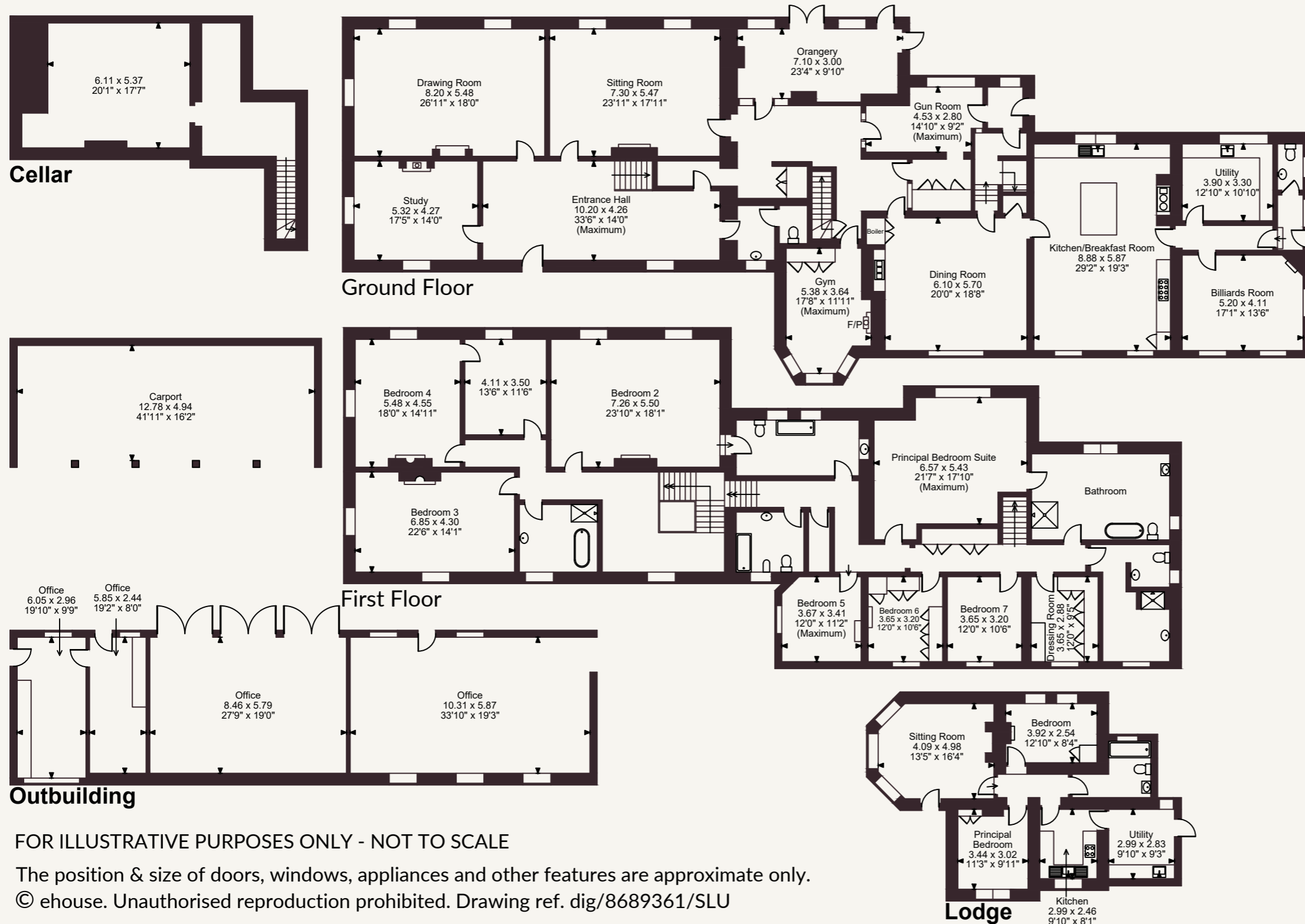
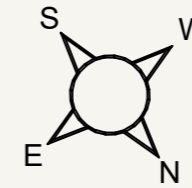
Main House internal area 8,762 sq ft (814 sq m)

Carport internal area 680 sq ft (63 sq m)

Outbuilding internal area 1,557 sq ft (145 sq m)

Lodge internal area 818 sq ft (76 sq m)

Total internal area 11,817 sq ft (1,098 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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