



Pengethley Manor

Peterslow, Herefordshire, HR9 6LL

[Humberts.com](https://www.humberts.com)

Guide Price £2,750,000

Freehold

Grade II-listed



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A Grade-II Georgian Mansion set within grounds of 13 acres in a stunning rural location, offering potential for a wide range of private or commercial uses.

Pengethley Manor is a substantial Grade-II listed Georgian country house set in extensive private grounds of over 13 acres just a few miles north of the historic market town of Ross-on-Wye, amid the wonderful countryside of the Wye Valley AONB. With a total of 30 bedrooms, a range of impressive reception rooms as well as kitchens and other ancillary facilities, it offers flexible accommodation suitable for a wide range of business, hospitality and residential uses.

Benefiting from a peaceful rural situation, as well as excellent links to Birmingham, Bristol and the Cotswolds, Pengethley Manor offers the perfect location for a hotel, restaurant, wedding venue, conference centre, school, care home or healthcare facility. And now, with consent given for change of use to a residential property, it could be also be stunning family home.



KEY FEATURES

- ◆ *EXCHANGE READY with full legally-certified sale pack available*
- ◆ *Superb Georgian country house, ideally located as a venue for business, or as a fabulous private home.*
- ◆ *15 bedroom main house, with numerous impressive reception rooms.*
- ◆ *Two annex buildings providing a further 15 bedrooms.*
- ◆ *Grounds extending to over 13 acres, including a lake, walled garden, and two vineyards.*
- ◆ *Stunning views over National Trust parkland and beyond.*
- ◆ *Heated Outdoor Swimming pool.*
- ◆ *Business use in place, with planning permission for residential use obtained on the Main House.*
- ◆ *Planning consent for conversion of existing accommodation to nine independent holiday lets (11 bedrooms), which may be sold separately.*
- ◆ *Ultrafast Fibre Broadband (up to 900 mbs).*
- ◆ *Rural location with excellent transport links to London, Birmingham, Cardiff, Bristol and the Cotswolds.*
- ◆ *Ample parking for approximately 30 vehicles*



THE MANOR HOUSE

Pengethley Manor dates from around 1823, and is a fine example of early 19th century country style, characterised throughout by elegant, well-proportioned rooms with high ceilings and large windows. Every element of this beautiful building is designed both to impress the visitor, while yet creating a sense of comfort and ease.

Ground Floor

The imposing front door is framed by an elegant portico, and leads into a spacious entrance lobby with beautiful encaustic tiled floor, panelled walls and finely detailed cornices. Inner paired glazed doors give access to the central hall with its magnificent feature staircase. On the right are the main reception rooms, which include:

Lounge: An elegant and comfortable room with large sash windows overlooking the parkland in front of the house, beautiful exposed timber floorboards and welcoming fireplace.

Dining Room/Library: Divided by a set of folding panelled doors, these two large rooms may be combined to create one impressive space, ideal for hosting receptions, and for larger scale entertaining. Each room benefits from doors opening on to the wide lawns outside, perfect for extending the space still further when the weather is favourable.

Bar and Games Room: Opposite the Dining Room is the bar and games room, which offers another impressively proportioned space in which to relax or entertain. Paired glazed doors open on to the terrace outside, again creating a congenial all-year-round feel to the room.

To the rear of the main hallway is a short corridor with cloakrooms, baby-changing facilities, and a lobby/boot room through which access may be gained to the gardens to the rear of the property.





Cinema/Conference Room: Finally, to complete the complement of business and entertainment facilities which the property has to offer there is at the easternmost end of the house a further separate suite of rooms comprising an elegant Conference Room and Home Cinema, and a games room equipped with high speed (900mbs) fibre broadband, which also serves the rest of the property. There is also a set of cloakrooms. Guests would typically access this suite of rooms directly from the courtyard, or the gardens, although there is a connecting door that leads back to the service corridor of the main house.

Service Wing

To the left of the entrance is what was formerly the service wing of the house, now containing a range of ancillary rooms including two offices, the main commercial kitchen and smaller domestic kitchen, together with a range of storage facilities and utility rooms. A private staircase leads back up to the first floor, while doors off the main service corridor give access to the cellars; one beneath the offices (formerly the wine cellar), and a second beneath the kitchen which now houses the oil-fired boiler.

At the end of the service wing a connecting door gives private access to the Games Room and the Conference Room/Cinema.



First Floor

The impressive main staircase leads to up to a spacious first floor landing. There are fifteen en suite bedrooms, some with elegant fireplaces, and many with stunning views over the parkland and countryside, or the gardens surrounding the house. All benefit from newly-refurbished bathrooms, a number of which feature stylish roll-top baths as well as separate shower cubicles. There is also a utility elevator (not currently in use), which ascends from the main hallway to the first floor landing, and this offers the possibility of installing a passenger lift at a future date, should that be required.







ADDITIONAL ACCOMMODATION

Adjacent to the Manor House are two additional properties which are included with the sale; The Old Stables and Hentland House. These overlook a walled courtyard to the north of the main building, which encloses a separate private parking area.

THE OLD STABLES

The Old Stables is a substantial three-storey building, stylishly refurbished while retaining many attractive period features. On the ground floor is a superbly-presented apartment with stylish breakfast kitchen, lounge-dining room with fine timber floors, and two en suite bedrooms, which currently delivers a reliable income as a holiday let. On the first floor are a further six bedrooms, which share two bathrooms and a kitchen, and on the top floor a splendidly characterful two-bedroom suite, with feature rolltop bath, exposed beams and roof trusses.

Planning consent has been obtained to reconfigure this accommodation as four separate units; on the ground floor, Unit One (2-bedrooms); on the first floor, Unit 2 (2-bedrooms) and Unit 3 (1-bedroom); and on the second floor, Unit 4 (2-bedrooms, each with en suite bathroom).

HENTLAND HOUSE

Hentland House offers 6 further bedrooms, all with en-suite facilities, arranged over two floors. There is also a good-sized reception room, currently in use as a home gym, as well as a laundry room. Planning permission has been obtained to convert the ground floor accommodation to three separate apartments for use as holiday lets; on the ground floor, Unit One (1-bedroom) and Unit 2 (1-bedroom); on the first floor, Unit 3 (2-bedrooms).



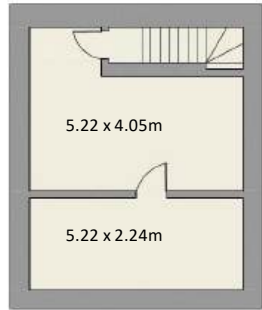


To the rear of the building is the 12 x 6m heated swimming pool, hot tub, and garden chess board, with a gate leading through to a pleasant walled garden, and beyond to the former vineyards.

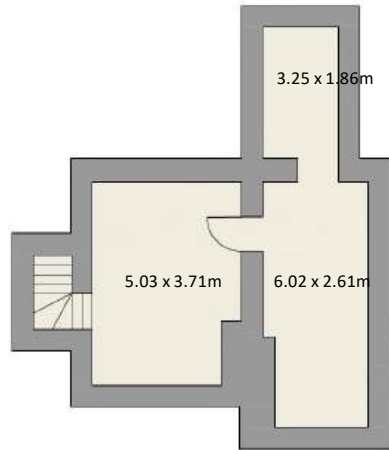
Standing as it does in close proximity to the property's leisure facilities, Hentland House has potential to be repurposed for a variety of other uses, perhaps as a larger gym, health/wellness, or treatment centre. It could also be utilised as additional office space, workshops or classrooms, or staff accommodation.

Together, the Old Stables and Hentland House provide a total of nine holiday let apartments for which full planning consent has been secured.





CELLAR PLAN (below kitchen)



CELLAR PLAN (below offices)



Ground Floor area: 358.8 sq. m

GROUND FLOOR PLAN

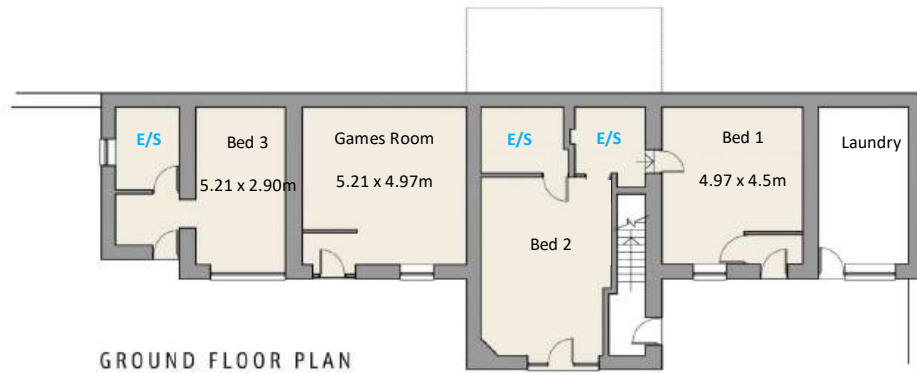




First Floor area: 358.8 sq. m

FIRST FLOOR PLAN

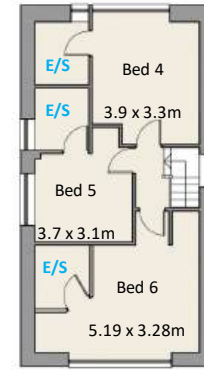




GROUND FLOOR PLAN



HENTLAND HOUSE



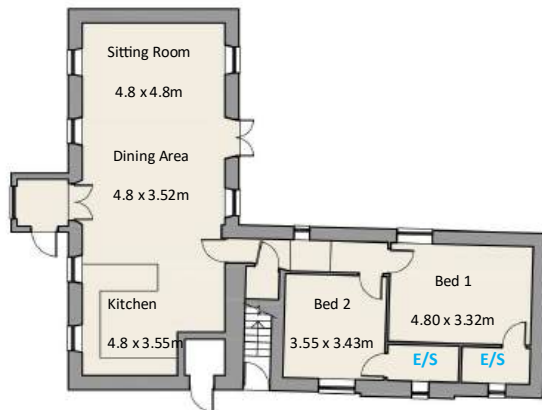
FIRST FLOOR PLAN

HENTLAND HOUSE

Ground floor: 127.2 sq. m

First floor: 40.8 sq. m

TOTAL AREA: 168.0 sq. m



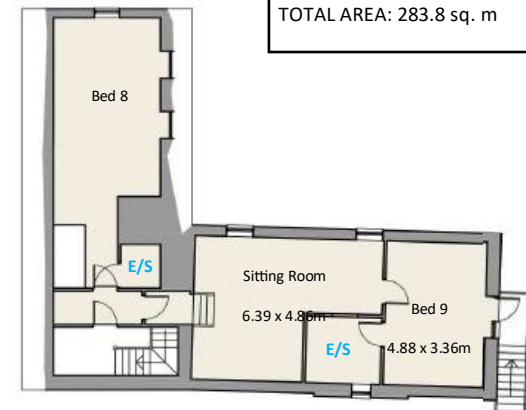
GROUND FLOOR PLAN



OLD STABLES



FIRST FLOOR PLAN



SECOND FLOOR PLAN

OLD STABLES

Ground floor: 101.8 sq. m

First floor: 98.5 sq. m

Second floor: 83.5 sq. m

TOTAL AREA: 283.8 sq. m

THE GROUNDS AND GARDEN

The property is accessed from the main road via a long (250m) driveway that sweeps up to the house, creating an inspiring first impression as one approaches. There are several acres of gently rolling lawns to the front, offering stunning views to the west over National Trust parkland and beautiful Herefordshire countryside beyond. The gravelled parking area to the front of the property, and the courtyard beyond can accommodate at least 30 vehicles, with the potential to create additional parking as required.

There is a pleasant enclosed courtyard area to the front of the apartments, with a side access to the rear of the property offering space for storage of garden equipment. This in turn leads around to a vegetable garden. A gate leads into the outdoor swimming pool area, with 12 x 6 metre heated pool, garden chess board, hot tub, storage building and pump room.

The property also boasts a vineyard, enclosed by beautiful old red brick walls that mark the boundaries of the original Tudor gardens. The vineyard has previously provided grapes to the Three Choirs Vineyard near Newent. To the south side of the house is an additional garden space which features a bowling green, paved courtyards, and areas of lawn bordered by a selection of attractive trees.

Also visible are the exposed foundations of a much older property, believed to date from the 16th century. This interesting space, now significantly below the ground level of the present day could be adapted to create an additional feature, perhaps a secluded sunken garden, or courtyard.



LOCATION

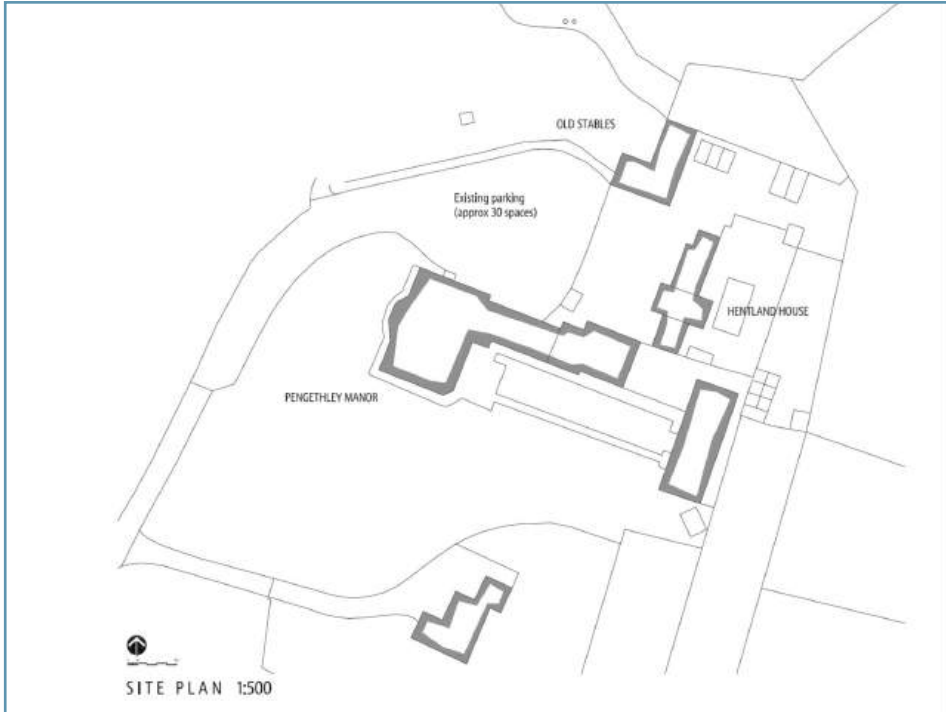
Pengethley Manor is located close by the A49, less than five miles from the local amenities of Ross-on-Wye, and a wider range of shops, restaurants and other services are available in Hereford which is only 11 miles away. The nearby A40 and M50 offer excellent links to Birmingham, Cardiff, Bristol and the Cotswolds.

The house also lies in the heart of the Wye Valley AONB, and from its elevated position there are stunning views over unspoiled countryside and parkland, much of which is owned by the National Trust and the Duchy of Cornwall. This magnificent landscape offers opportunities for all kinds of outdoor activities; walking, cycling and horse-riding in the nearby Forest of Dean, the Malvern Hills, and Brecon Beacons, as well as fishing and canoeing on the River Wye.

Being easily accessible from nearby road networks, this beautiful historic home has enjoyed much commercial success in recent years, operating as a variety of profitable businesses, including a highly regarded hotel and restaurant, wedding venue and conference centre. In more recent years it has also offered short term holiday stays. The property is currently under commercial use, however it has recently been granted permission for change of use to residential, giving full flexibility of use to any future owner.

For purchasers looking for finance or mortgage options, there may be client provided finance available on the property.





ACCOMMODATION

MANOR HOUSE

Ground Floor: 358.8 sq m

First Floor: 358.8 sq m

Cellar beneath offices: 40.0 sq m

Cellar beneath kitchen: 34.6 sq m

OLD STABLES

Ground Floor: 101.8 sq m

First Floor: 98.5 sq m

Second Floor: 83.5 sq m

HENTLAND HOUSE

Ground Floor: 127.2 sq m

First Floor: 40.8 sq m

Total Internal Area: 1244 m² (13,390 ft²)

Grounds: 13 Acres (1,566 m² /16,856 ft). North, South, East, and West facing.

SERVICES

Mains water, drainage, private sewerage; partial electric, oil-fired and LPG central heating as follows:

Manor House - Oil central Heating

Chandos House - LPG Heating

Hentland House - LPG Heating

Stables - Ground and First Floor Oil Central Heating

Stables - Top Floor is electric

CONSTRUCTION

Squared sandstone finished with render, hipped Welsh slate roof, and brick ridge stacks Detached.

Listed Building Grade II. List Entry Number: 1288310

LOCAL AUTHORITY

Herefordshire District Council,
Council Tax Band A (Stables Ground Floor Flat)
Remainder, Business Rates

ENERGY PERFORMANCE CERTIFICATE

Exempt.

BROADBAND AVAILABILITY

Superfast Fibre Broadband BT Full Fibre 900 with Halo 3+ (FTTP), up to 900Mb.

FLOOD RISK

None

COVENANTS

Discuss with Agents

PLANNING CONSENTS

Planning consent has been obtained to reconfigure the Old Stables and Hentland House as nine separate holiday apartments, and for these subsequently to be sold separately from the Manor House if desired.

VIEWING ARRANGEMENTS

To arrange a viewing please contact Humberts Oxford on 01865 306 630 or email Oxford@humberts.com.

This property is marketed as EXCHANGE READY, and a legally valid sale pack is available on request.



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