



**Southwell Court,
Broad Oak, Herefordshire.**

Broad Oak, Herefordshire, HR2 8RA

The property is situated in a rural location, adjacent to the B4521 Abergavenny road only a stone's throw from the hamlet of Broad Oak and 1 ½ miles from the small village of Garway with its popular Primary School, newly built and well used Village Hall/Community Centre, a Village Inn opposite the neatly mown village common where friendly sports are enjoyed and the renowned Ancient Church having associations with the Knights Templar. A wide range of shopping and other facilities are to be found in the City of Hereford (13 miles) and the County Town of Monmouth (8 miles) with its highly regarded independent Haberdashers' Schools as well as an excellent Comprehensive School and of course the A40/A449 dual carriageway. Ross-on-Wye (11 miles) is a popular tourist town and has the A40/M50 dual-carriageway connection to the Midlands.

A most substantial and Imposing Family Residence

Together with a range of stone outbuildings with potential for the creation of separate accommodations or for other uses, subject of course to the obtaining of any necessary approvals



SOUTHWELL COURT

This property is on the market for the first time for in excess of a century, it is understood to originally have been constructed as a Coaching Inn known as the Southwell Arms. Records show that it was built by Lord Southwell in the 1830's in a location carefully selected for its proximity to the junction of two, then new turnpike roads, one of which as the B4521 has long since been the scenic route via Skenfrith to Abergavenny. Surprisingly, it did not trade for long for the purpose for which it was built but it has been a capacious family home for several generations. The residence, whilst it was constructed in the Reign of William IV, is of distinctly Georgian appearance, it is constructed of stone, rendered and painted white, standing under a felted and slated roof. The spacious and extensive accommodation, which still has many of the original sash windows, several with internal shutters, has lofty ceilings and could with some expenditure to bring it into the 21st century become a fine family home of great character. It currently comprises:

Panelled front door with arched fan-light over to

On the Ground Floor:



with original shutters, two double and one single panel radiators, one double and one single power points.

LIVING ROOM 16'6" x 14'6" enjoying two aspects to side (W) and rear (N) with view over pastureland under a backdrop of woodland, the suspended board floor has a green fitted carpet, there is a fireplace with a Pine fire surround with Adam style decoration and housing a cream Jotul woodburning

ENTRANCE HALL 12'2" x 4'4", plus a main area 20'8" x 5'2" with Elm boarded floor, cloaks hanging space, servants' bells, one single panel radiator, two single power points and a telephone point. A wide staircase leads off. A door gives access to an Understairs Cupboard, the original access steps to the Cellar currently being boarded over, the cellar being accessible externally from the courtyard.

SITTING ROOM 16'5" av. x 15'5"

enjoying front (S) and side (W) aspects and having a suspended board floor, feature fireplace with an inset Baxi type grate, sash windows



stove, slate hearth with ventilation grid, two single panel convector radiators and two double power points.

STUDY / MORNING ROOM 10'11" x 9'8" with pink fitted carpet, pleasant view to the rear (N) towards woodland, sash window with shutters, tiled fireplace with stone hearth, picture rail, one double panel radiator and one double power point.

LAUNDRY ROOM 9'4" x 9' with board floor, single drainer stainless steel sink unit, plumbing for an automatic washing machine, one single power point and an electric cooker point.



DINING ROOM 15'10" x 11'2"

with two aspects and two sash windows with original shutters, suspended board floor, tiled fireplace, window seat, two single panel radiators, one single power point and a telephone point. Two separate access doorways lead to the Hallway.

KITCHEN / BREAKFAST ROOM 13'11" x 13'10"

with tiled solid floor, pleasant views over farmland, a range of Oak kitchen units with raised and fielded panels and comprising base units providing drawer and cupboard space, wall cupboards and display cabinets, beige working surfaces, beige tiled to the rear. Inset single drainer stainless steel sink unit with ¼ turn mixer tap, cooker recess with Zanussi electric cooker, brown double-oven oil-fired Aga Cooker fitted in a stone arched recess, clothes airing rail, four ceiling hooks for a bacon rack and four double power points. Part glazed double doors to the Entrance Courtyard.



UTILITY ROOM 10'10" x 9'2", with ceramic tiled solid floor, double drainer stainless steel sink, window overlooking the main yard area, oil-fired central heating boiler (not used recently), old shower cubicle with mixer shower, two single power points, door with Suffolk type latch

leading out to the front courtyard area. **Cloakroom** off with Pampas coloured wall-mounted wash hand basin (h & c) and low flush w.c. Rear door and two steps down to

BAKEHOUSE / WASH-HOUSE 15'8" x 13'4" av. with flagstone floor, original baking oven, adjacent recessed Toilet with chain-pull cistern, one step and a door to the yard area and a door to the rear of the dwelling. This room is open to the apex of the roof with an average height of 15'9" approx.

Two steps down to **OLD DAIRY**, 15'10" x 8' with two small windows.

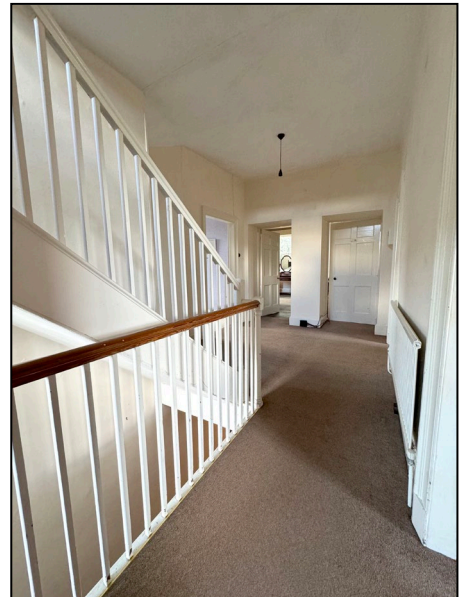
A wide staircase leads to

On the First Floor:

Mezzanine Landing, Lobby with separate **TOILET** with a low flush w.c. **FAMILY BATHROOM** 13'10" x 8' av. with green fitted carpet, view (N) over pastureland, panelled-in antique cast iron bath (h & c) with barrel type taps, shower cubicle with electric power shower, pedestal wash hand basin (h & c). **Airing Cupboard** with factory insulated hot water cylinder with circuit from the hot water system. Access through to **DRESSING ROOM** 14'1" x 10'4" with an outlook over the yard (E), one double power point and hatch to roof space.

MAIN LANDING 8'11" x 8'4"

a light and airy space with one single panel radiator. Stairs leading off to the second floor.



BEDROOM (1) 16'10" x 14'4"

a double room with front (S) and side (W) aspects, two single panel radiators, bedside two-way string-pull light switch and one single power point. This room is separated from the adjoining Bedroom (2) by a folding wooden partition, the two rooms together with the partition open being about 30'4" by over 16' and probably originally intended to be used as a first-floor function room.

BEDROOM (2) 16' x 15'11", another double room with outlook (W) over the orchard area. Picture rail, a cast iron fireplace and one single panel radiator.

BEDROOM (3) 11' x 10'2", a double room with rear aspect, blocked fireplace, one single panel radiator and one single power point.

BEDROOM (4) 11'11" x 9'11" min. another double room with rear aspect, beige

fitted carpet, one single panel radiator and one single power point.

With an unusual curved access off the Landing is **BEDROOM (5)** 11'2" x 11'1" a double room with view to front, blue fitted carpet, one single panel radiator, bedside two-way string-pull light switch, one double and one single power points.

BEDROOM (6) / NURSERY 10' x 8'1" max. enjoying a front aspect, one feature curved wall, green fitted carpet, bedside two-way string-pull light switch, one double panel radiator and one single power point.

An Elm boarded staircase leads up to a Half-Landing with an outlook over the yard, the stairs continuing to:

On the Second Floor:

The spacious rooms on this floor are well-lit by natural lighting having windows of decent size, they were most probably intended to have been occupied by overnighting guests at the Coaching Inn or alternatively by staff. These rooms appear to be in their original state and there are no signs of electric lighting or power ever having been installed, lighting of the era having been by oil lamps or candles.

LANDING 8'11" x 8'5" a light and airy space with 7'9" ceiling height.

BEDROOM (7) 16'6" x 14'7" a double room with front and side aspects and a cast iron bedroom fireplace.



BEDROOM (8) 16'1" x 15'5" another double room with an outlook over the orchard area, fire recess.

BEDROOM (9) 11' x 10'2" a double room with a view over pasture fields to the rear.

BEDROOM (10) 11' x 9'11" another double room with a casement window having a rear aspect.

With curved access off the Landing,

BEDROOM (11) 11'2" x 11'1" a double room with view to front, cast iron fireplace.

BEDROOM (12) 10' x 8'11" enjoying a front aspect and having one feature curved wall.

OUTSIDE



Southwell Court is approached from the roadside via a double-gated vehicular driveway, which leads to the Tarmacadamed surfaced main yard area providing ample turning and parking space. A pedestrian access off the roadside gives separate access to the paved front Courtyard, which is ideal for dining outdoors and where there is a Verandah, 28'2" x 6'1" providing shelter to the doors leading to the Farmhouse Kitchen. A return to the Verandah provides cover to the access to the external steps, which lead down to the Basement Cellars comprising: **CELLAR (1)** 16'5" av. x 14'11" with 6'8" ceiling height, flagstone floor, stone steps (at present boarded over) leading down from the hallway and having a wine storage recess under. There is a wide access through to **CELLAR (2)** 16'1" x 15'1" with 7'6" ceiling height and a flagstone floor. To the immediate front of the residence is a lawn enclosed by railings having a pedestrian access gate from the roadside. To the side of the property is a small Orchard, whilst to the rear is a wall-enclosed lawn with an old **Earth Closet** off, ideal for use as a toolshed.

Situated in a courtyard type setting is a range of Stone Buildings standing under slated rooves and comprising a **STORE SHED** 27'3" x 16'4" with a window recess and door to the rear and having a part concrete and part stone surfaced floor. External stone steps lead up to a **GRANARY** 27' x 16' with a boarded floor, exposed King-post roof truss and window recesses at front and rear. Attached is a **CART HOUSE** 16'8" x 6'11" with a flagstone floor. Timber double doors give access to an attached **Former COACH HOUSE** 16'7" x 14'5" with a pitched stone floor, this space being open to the apex of the roof, a side door leads out to the exterior. Just outside, in the corner of the yard is a stone drinking trough. At right angles to the above is a Separate Stone building comprising a Spacious **STORE** 39'3" x 14'5", originally a **STABLE** and having a concreted floor, window openings to the front and a **LOFT** over of similar size with three openings overlooking the yard. Attached to the rear of this building is a lean-to open fronted general-purpose **OUTBUILDING** 41'7" x 18'7" with a part earth and part stone surfaced floor, the building being of part concrete blockwork and part timber and



corrugated iron construction under a corrugated iron roof. There is a personnel door to the rear. Nearby is the 800 gallon oil storage tank.

The owners also own pastureland to the rear of Southwell Court and some of this may be available subject to satisfactory negotiation.

SERVICES

Mains electricity is connected. Drainage is to a septic tank. Private water supply. Telephone (subject to Telecommunications company transfer regulations). Oil-fired central heating is installed, but this will require recommissioning.

PRICE

Offers in the region of £895,000 are invited for this most substantial, uniquely attractive property.

HISTORIC NOTES As mentioned previously, this recognisable local landmark was built by Lord Southwell in the 1830s to trade as a



Coaching Inn strategically located adjacent to the junction of two newly constructed turnpike roads. A marker on the roadside gives the distances to various local townships: 12 ½ mls to Abergavenny, 9 mls to Ross, 6 mls to Monmouth, 14 mls to Hereford.

Thomas Anthony Southwell (25th February 1777 to 29th February 1860) became the third Viscount Southwell (upon the passing of his father Thomas Southwell the second Viscount Southwell in 1796), he was also a Knight of the Order of St. Patrick (appointed on the 12th September 1837, the year of accession to the throne of Queen Victoria) and was also an Irish peer. He was lord of the manor of Garway based at Garway House. Lord and Lady Southwell upon their marriage became joint owners of several landed properties and it is understood that at one time the estate extended to approaching 3,000 acres including highly regarded salmon fishing on the River Monnow, which forms the nearby boundary between England and Wales.



RECREATIONAL FACILITIES

For those interested in walking, in the immediate area there are pleasant walks available amidst some superb countryside, with the infamous Wye Valley, the Forest of Dean and the Offa's Dyke path within convenient travelling distance.

The area is particularly well endowed with regard to rural pursuits, activities reasonably near at hand include game and coarse fishing, whilst there are golf courses at Abergavenny, Monmouth, Ross-on-Wye, Chepstow and Hereford as well as the former Ryder Cup venue at the Celtic Manor Resort at Newport. Horse racing also takes place at Chepstow, Cheltenham and Hereford. For those with gastronomic interests the area is well served by some very highly regarded restaurants.

TENURE	Freehold.
OUTGOINGS	The property is banded in Band "E" for Council Tax purposes.
POSSESSION	Vacant Possession upon completion.
VIEWING	Strictly by appointment please through the Sole Agents.
APPROACH	The postcode relating to the property is HR2 8RA, this will navigate you to the vicinity, the property is to be found on one's right hand side approximately half a mile towards Abergavenny from the hamlet of Broad Oak where there is a Garage, Filling Station and Shop. The property may be found by what3words: empires.encourage.study

Google Map:



Scan the QR code or visit the link:
<https://tinyurl.com/3czw2das>

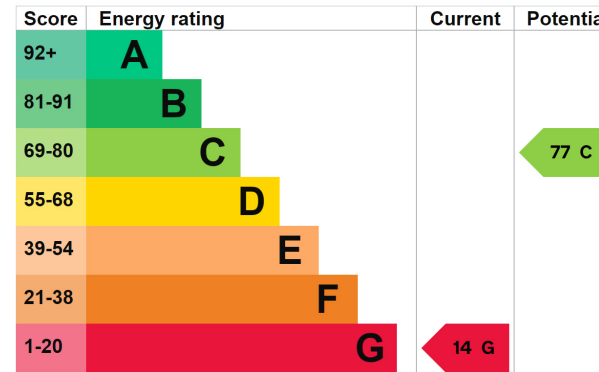
Full EPC Available Here:



Scan the QR code or visit the link:
<https://tinyurl.com/4yxhwxud>

Energy rating and score

This property's energy rating is G. It has the potential to be C.



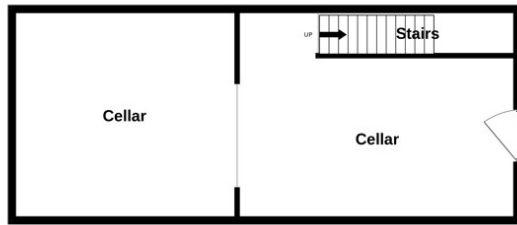
The graph shows this property's current and potential energy rating.

IMPORTANT NOTICE

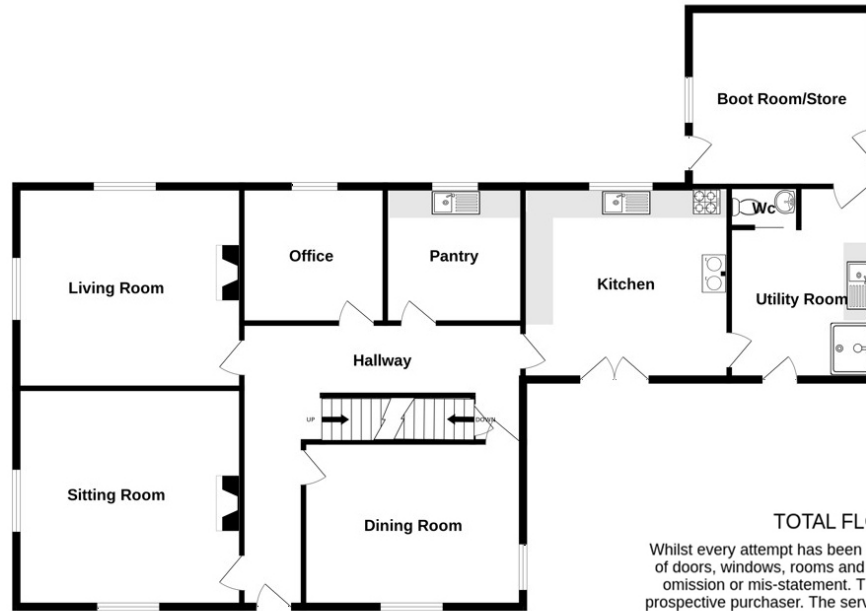
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Basement
555 sq.ft. (51.5 sq.m.) approx.



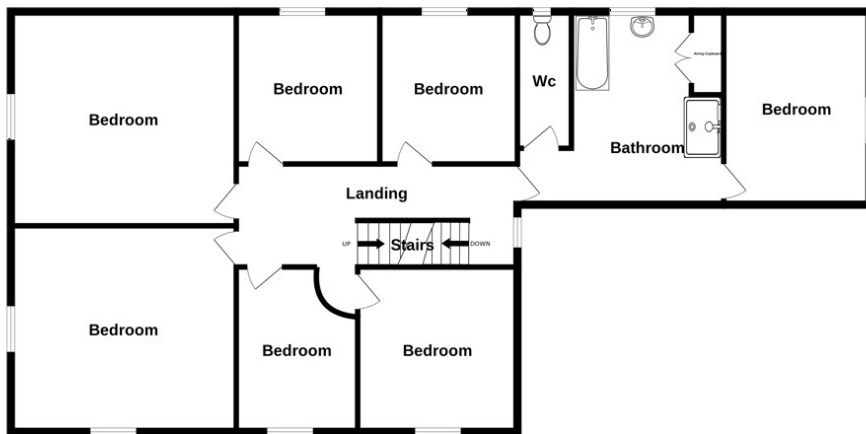
Ground Floor
1617 sq.ft. (150.2 sq.m.) approx.



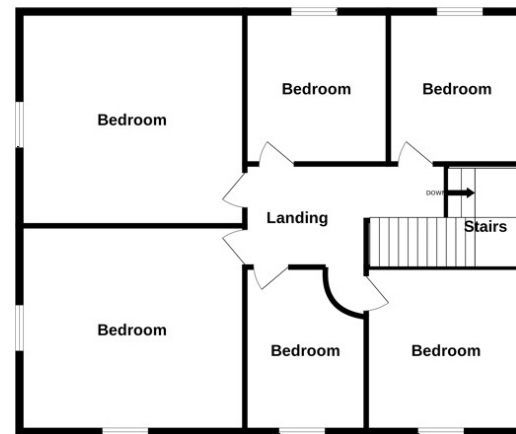
TOTAL FLOOR AREA : 4735 sq.ft. (439.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1st Floor
1458 sq.ft. (135.5 sq.m.) approx.



2nd Floor
1105 sq.ft. (102.7 sq.m.) approx.





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