

# Greystone House

Winforton, Herefordshire, HR3 6EA





## DESCRIPTION

Set amidst nine acres of beautiful gardens and grounds on the edge of the sought-after village of Winforton, this distinguished country house enjoys a wonderful position in the heart of the Wye Valley.

Built in 1861 as the local rectory, the property exudes period charm and elegance, with many fine original features complemented by the warmth and character of a much-loved family home. Extending to around 4,100 sq ft, the main house offers impressive and flexible accommodation, including three elegant reception rooms and seven comfortable bedrooms.

A range of useful outbuildings includes the former coach house, a garage, and an internal workshop, providing excellent storage and scope for further use, all centred around a pretty rear courtyard.

The gardens are truly delightful, featuring sweeping lawns, mature trees, a productive vegetable plot and well-stocked borders. Beyond, the adjoining paddocks extend the property's appeal, offering space perfectly suited to those with equestrian interests or a desire to keep a few animals.

This is a rare opportunity to acquire a distinguished country home in an idyllic setting, combining rich history, generous space, and timeless rural beauty.



## HISTORY

Greystone House was originally designed in 1861 by Thomas Nicholson, Diocesan Architect and surveyor, as a Rectory for the Reverend Thomas Kearsey Thomas. The diarist Francis Kilvert visited the property whilst attending a Harvest Festival in 1871. In 1931 the house was sold to Professor Thomas Merton, an eminent scientist and inventor who is credited as one of the team who created a black paint which rendered aircraft almost invisible by search light.



## LOCATION

Winforton is found 6 miles from Hay-on-Wye, 8 miles from Kington and 15½ miles from Hereford. Hay-on-Wye is a popular border market town, famous for its annual literary festival and a popular tourist destination. The town is found in the heart of the Wye Valley and on the edge of the Brecon Beacons National Park. Kington is also a popular market town offering local amenities and services along with a high school. The village of Eardisley is near by offers a public house with a post office, a village shop and a primary school.

Private educational institutions can be found at Hereford Cathedral School in Hereford or at Christ Collage in Brecon.

The Wye Valley area is known for its outstanding natural beauty and offers an abundance of outdoor activities including fishing, riding, walking and canoeing. Golfing opportunities are available at Rhosgoch Golf Club, Kington Golf Club and the Herefordshire Golf Club, Wormsley.





## ACCOMMODATION

On entering the property, a welcoming entrance hallway sets the tone for the elegant accommodation that follows. Immediately to the left is a well-proportioned study with a front-facing window and a period fireplace, providing an ideal space for working from home. The principal reception rooms — the drawing room and dining room — are both positioned to take full advantage of the beautiful valley views. Each features an attractive period fireplace, while the drawing room is further enhanced by a striking bay window that floods the space with natural light. The kitchen is well appointed, fitted with a good range of cupboards and drawers beneath granite worksurfaces, an electric cooker, and an oil-fired AGA. A door provides direct access to the outside, making it both practical and welcoming as the heart of the home. Across the ground floor are a number of additional ancillary rooms, including useful utility and wash areas, along with a workshop offering excellent flexibility for storage or hobbies.

The first floor provides generous family accommodation with seven bedrooms in total. Bedroom four includes a wash hand basin, while the principal bedroom benefits from an adjoining dressing room. A large family bathroom serves the remaining rooms, and a secondary staircase provides access down to the rear corridor.

Presented in excellent order throughout, this much-loved former rectory has been carefully maintained by the same family for over four decades. It offers a rare opportunity to acquire a substantial and characterful home in one of Herefordshire's most picturesque settings.









## OUTSIDE

The property is accessed via a tree lined sweeping driveway into a gravel parking and turning area. Immediately behind the house there is a courtyard which gives access to the former coach house which is now used as a garage with a loft above. There are further small outbuildings and store areas and the opportunity, subject to the necessary planning consents, to create further ancillary accommodation.

The gardens are a delight, having been carefully created by the current owners. Mature copper beech, magnolia, pine and oak trees surround lawns and perennial borders which are well stocked with flowering trees and shrubs, including some rarities such as eucryphia, manna ash, mulberry, medlar and arbutus. There is also a productive vegetable garden with orchard and soft fruit, two greenhouses and a potting shed.

The land itself is all level and separated into three principal enclosures and has the benefit of roadside access.





**SERVICES** – We are advised the property is connected to mains electricity. Private water and drainage. Oil Fired central heating. Please note that the services or service installations have not been tested.

**TENURE** - Freehold with vacant possession upon completion.

**COUNCIL TAX** - Herefordshire County Council Band “G”

#### CONTACT DETAILS:

Strictly by appointment with the agent only.  
Contact Tel: 01497 822522  
Office opening hours:  
Mon-Fri 9.00am-5.00pm.  
Sat 9.00am-12 noon.  
hay@sunderlands.co.uk

#### MOBILE AND INTERNET CONNECTION

Please refer to Ofcom by using the following link  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

#### ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

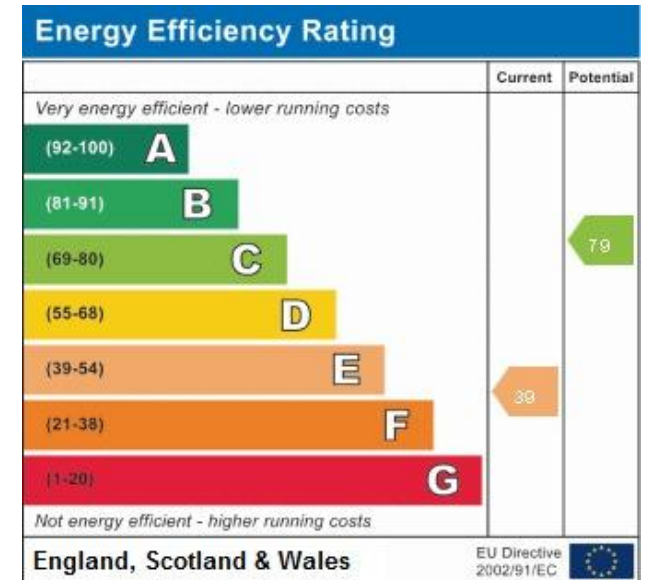
#### DIRECTIONS

Take the A438 road from Hay on Wye towards Hereford. On passing through Winforton the entrance to Greystone House will be found on

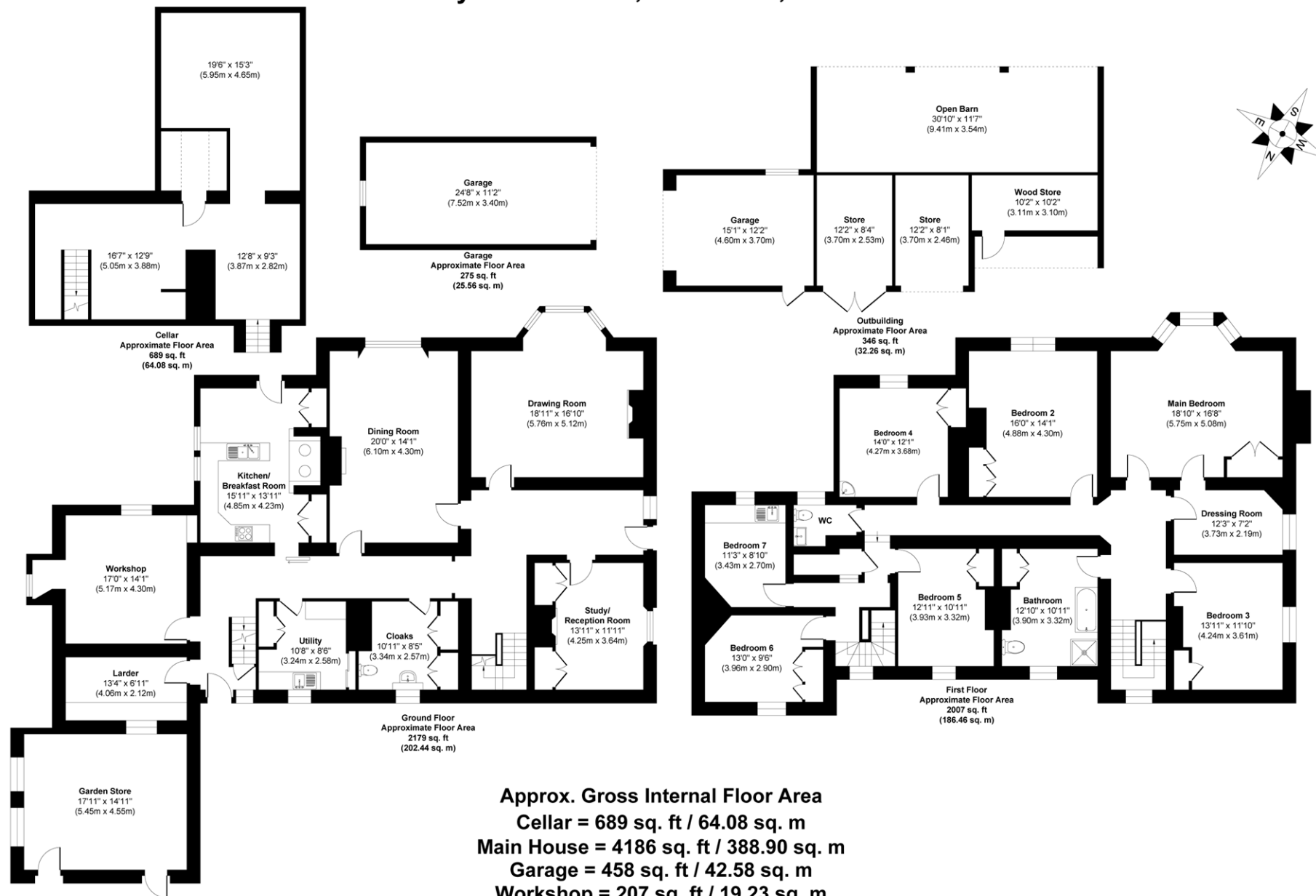
the left as you leave the village on the left-hand side just as you enter the 40mph speed limit.  
What3words: lightens.moves.painting

**NOTES** - Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars. Sunderlands LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

REGISTERED OFFICE: Offa House, Hereford.  
HR1 2PQ REGISTERED NO: OC338911



# Greystone House, Winforton, HR3 6EA



**Approx. Gross Internal Floor Area**  
**Cellar = 689 sq. ft / 64.08 sq. m**  
**Main House = 4186 sq. ft / 388.90 sq. m**  
**Garage = 458 sq. ft / 42.58 sq. m**  
**Workshop = 207 sq. ft / 19.23 sq. m**  
**Barn = 358 sq. ft / 33.31 sq. m**  
**Outbuilding = 347 sq. ft / 32.26 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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