

NEWPORT HOUSE



ALMELEY • HEREFORDSHIRE

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*An impressive beautifully refurbished listed Georgian country house
with fine gardens at the heart of an idyllic country estate*



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.









SUMMARY

Kington 5 miles • Hay-on-Wye 12 miles • Hereford 15 miles
(Distances approximate)

Reception and staircase hall • Drawing room
Library • Dining room • Music room
Open plan kitchen/breakfast room
Sitting room • Billiard room • Georgian kitchen
Domestic offices

4 principal bedroom suites
5 further bedrooms and 4 bathrooms
Laundry room • 2 internal flats

Beautiful gardens, grounds and lake
Impressive walled garden with cottage

Dovecote • Clock tower • Garages
Victorian quadrangle stable block with 4 flats
and outdoor manege

3 further cottages
3 farmhouses and significant range of traditional
and modern farm buildings

Parkland, paddocks, pasture and woodland

In all about 427.40 acres
Principal house 18,712 sq.ft. (1739 sq.m.)
For sale as a whole



HEREFORDSHIRE

Grade II listed Newport House is one of Herefordshire's most important houses and is situated in a secluded and peaceful location in beautiful countryside. The current owners bought Newport House in 2004 and have worked tirelessly to reinvigorate and refurbish the house and estate to its former glory. With amazing energy and a skilled workforce they have refurbished the house, in particular the principal rooms, and pieced back together the estate so the house now sits perfectly in the heart of 427 acres.

The estate sits in a stunning rural position about a mile from Almeley. It is well serviced with day to day facilities in the market town of Kington with further opportunities in Hay-on-Wye, Leominster and the Cathedral City of Hereford,

just 15 miles to the south. Hereford provides good shopping and recreational facilities along with train services into London Paddington from 2hours 45 minutes.

There are excellent schools in the area including Hereford Cathedral School, Moore Park and Abberley as well as ones around Malvern and Cheltenham.

This particularly beautiful part of Herefordshire comprises wooded rolling farmland with the Wye Valley to the west and the beautiful Black Mountains in the distance. The area offers a special rural quality of life whilst having a diverse selection of events and opportunities in the vicinity including the literary festival at Hay-on-Wye, the theatre at Malvern and the gourmet centre of Ludlow, all within easy reach.









HISTORY

Newport House has a fascinating history and has been an important country property since medieval times. The place name, then 'Neuport' has been recorded as early as 1254. Much of the earliest history has been linked, some 600 years ago, to Sir John Oldcastle, a Proto-Protestant hero and leader of the Lollards. Before his death in 1417, he was friends with Henry V and the character of Falstaff in Shakespeare's play was called Oldcastle after him. He certainly had lands in the Almeley area and hence the link.

Fast forward two and half centuries and there is the first sketched record of a house at Newport in 1683, although the property already had been owned by the Pember family since the 1580's.

In 1712, the estate was sold to the Foley family of the Great Witley Estate near Worcester, and later Stoke Edith to the east of Hereford. Given their ownership of these fine houses, there is no surprise that the Foleys, for their second son, rebuilt the rambling medieval and Tudor house at Newport in circa 1715 into what we know as the house today.









It is believed that much of the gardens including the walled garden, were created and landscaped in the 1760's under the guidance of John Bach.

In 1863, Newport was bought by James Gibson-Watt, grandson of James Watt, the famous engineer and pioneer of steam power. In Gibson-Watt's 10 year ownership, he made many of the improvements including extending the house to the north with its porch and entrance hall along with the double height staircase hall. He also made major improvements to the gardens under the guidance of the foremost landscape architect William Andrews Nesfield. The tazza by the lake is similar to one of his designs at Regent's Park in London. Gibson-Watt only lived at the house for 10 years before letting the house until its sale in 1909 to James Collett-Mason. It was during this time that the tenant, Rev Richard Vigors, amazingly built the beautiful existing stable block and glass houses in the kitchen garden.



NEWPORT HOUSE

Following the present owner's acquisition of Newport House in 2004 with a much reduced acreage of just 28 acres, they acquired the walled garden in 2006 followed by the woodland and farm land three years later.

Despite the extensive works of the previous owners in 2000-2001 (re-roofing, rewiring the whole house, installing new heating and new bathrooms), the current owners created a new team including a new Head Gardener and Project Manager

who set about a long list of projects that have significantly improved and enhanced Newport House, restoring it to its former glory.

The house is approached up a long tree lined drive giving glimpses of the striking southerly façade of the house. The drive sweeps round to a gravelled parking area to the north of the house with its pillared porch that leads into the elaborate main hall with magnificent oak staircase and gallery beyond.





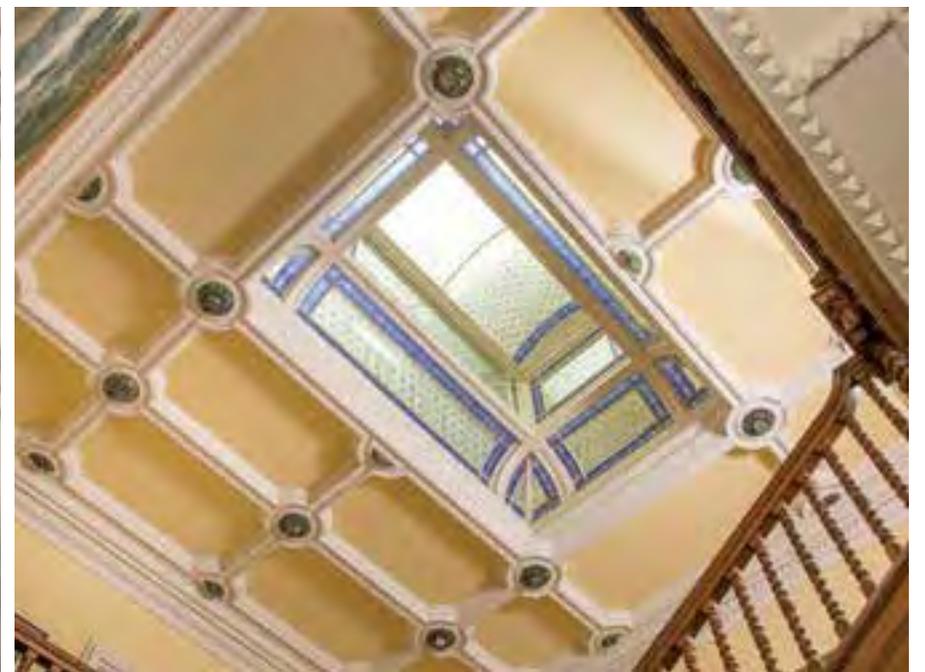


One of the main features of the house is the splendid enfilade of principal reception rooms along the southern façade of the house with their sash windows taking full advantage of the views over the gardens and lake beyond. With their high ceilings, the large family kitchen, leads through to the drawing room, library, dining room and music room - of particular note is the very fine new wood cabinetry and flooring through these rooms.

To the rear of the house is the Georgian kitchen, estate office, billiard room and study.

The beautiful staircase leads to the galleried landing off which are four large principal bedroom suites along with a laundry and ironing room. In addition on the first floor are 2 one bed flats in the two wings. There are a further 5 bedrooms and 4 bathrooms on the second floor.









NEWPORT HOUSE

ALMELEY • HEREFORDSHIRE

GROUND FLOOR



- | | |
|---|---|
| ■ Reception | ■ Bathroom |
| ■ Kitchen/Utility | ■ Storage |
| ■ Bedroom | ■ Outside |



Approx. Gross Internal Floor Area
House: 1739 sq.m. / 18,712 sq.ft.

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SECOND FLOOR



FIRST FLOOR







GARDENS AND GROUNDS

The listed gardens and grounds are a spectacular feature of Newport House with your eye being drawn over the terrace and ha-ha between yew hedging and immaculate lawns down to the beautiful stream fed 4 acre lake with walks around.

The current owners have continued the work initiated by the previous owner who was a garden designer and created much

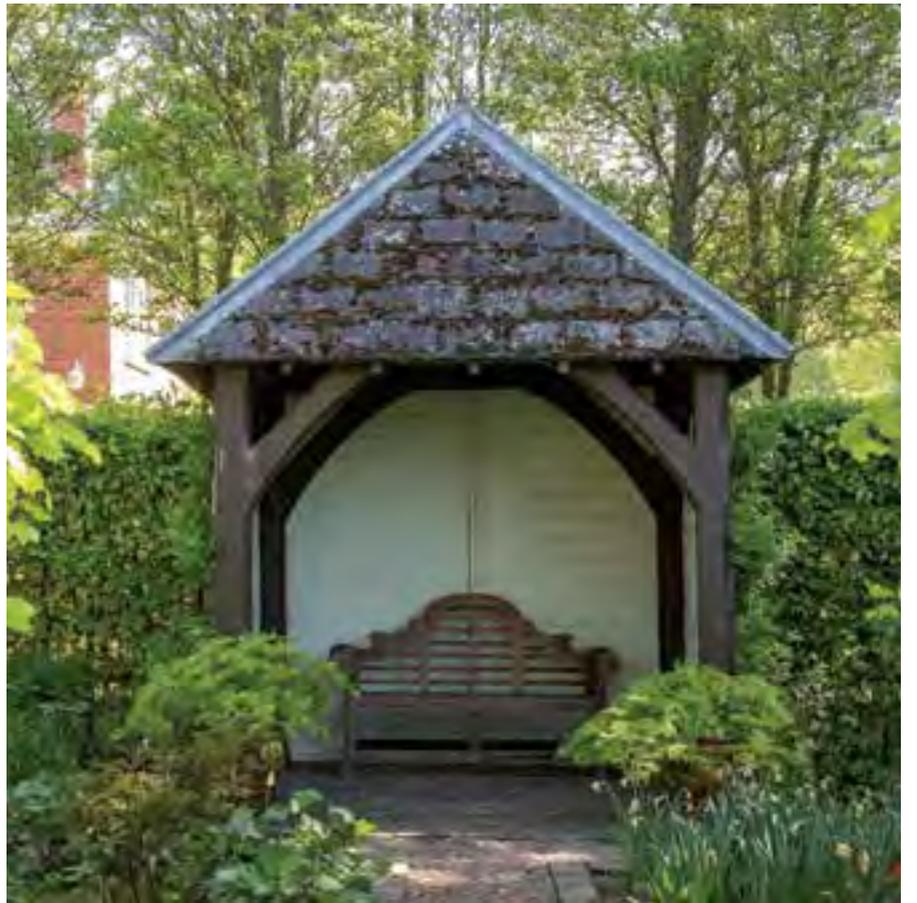
of what is embedded today. They have recently redesigned the beautiful parterres that frame the house perfectly.

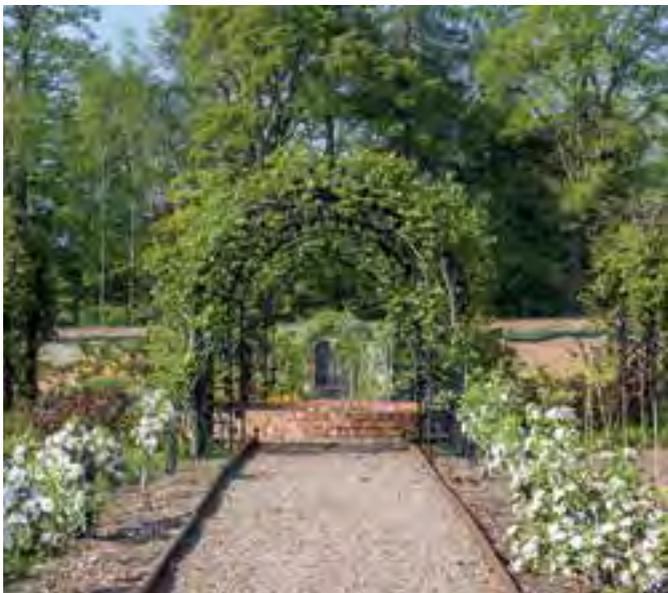
One of the more recent projects in the garden is the fine brick built dovecote that was created in 2016 to cover the pump house above the bore hole - there are historical paintings showing a dovecote in the 1710's.













THE WALLED KITCHEN GARDEN

The 2 ½ acre Georgian kitchen garden had probably not been fully productive since the 1940's and having acquired it in November 2006, a major restoration project began. The walls - almost a quarter of a mile of them - were rebuilt and repointed, the Victorian paths uncovered, the glasshouses rebuilt, the entire garden cultivated and finally in 2014 the former Head Gardener's cottage was restored. The latter is now a charming one bedroom cottage let for holiday rentals.

The walled garden is spectacular and to see a working kitchen garden of this size and quality is rare and a very special sight.

THE CLOCK TOWER

Situated just to the east of the house, the Clock Tower had been converted to a 'private pub' called The Running Spaniel with a large entertaining room, kitchen and 2 cloakrooms. On the first floor, with separate access, is an excellent self-contained flat with open plan sitting room and kitchen and 2 ensuite bedrooms. The flat is currently vacant.

GARAGE BLOCK

To the north of the house is a timber framed garage block with a machinery store, open fronted garaging for 4 cars & storage above.

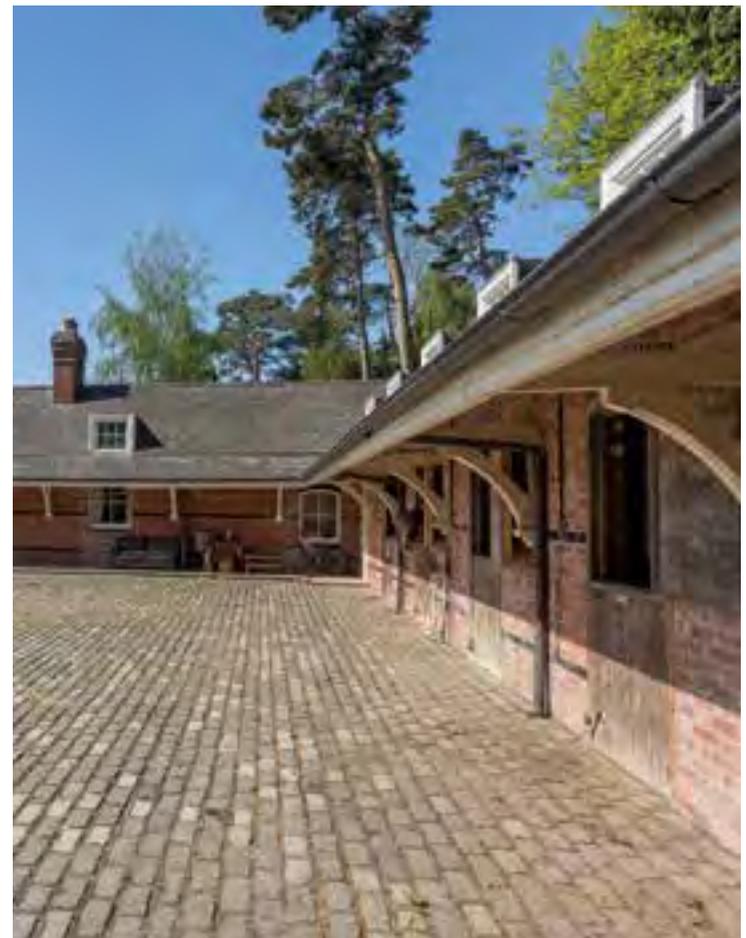


THE VICTORIAN STABLE BLOCK

Just beyond the Clock Tower is the very fine Victorian quadrangle stable block comprising 11 loose boxes, a tack and feed room and workshop. In addition are the following residential units:

- 3 bedroom Stable Cottage
- 1 bedroom Corner Flat
- 3 bedroom Stable Flat
- 1 bedroom Courtyard Flat

All of these units are let on assured shorthold tenancies. Further information is available from the vendor's agent.



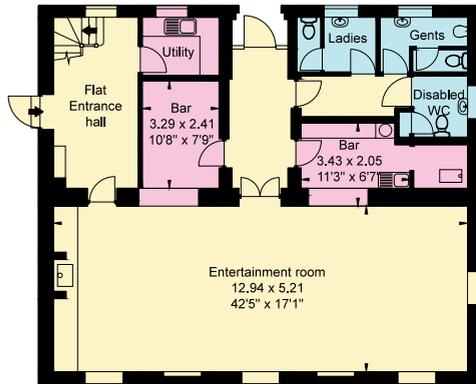


THE COURTYARD

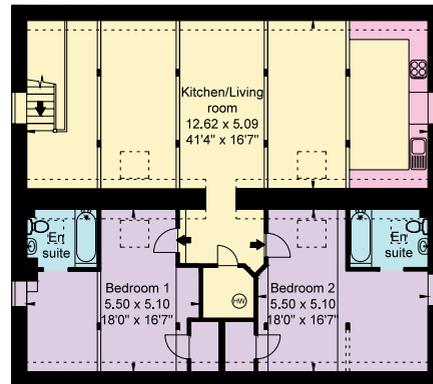
OUTBUILDINGS



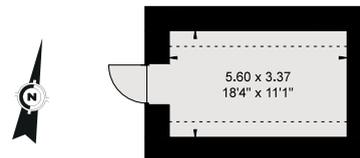
THE CLOCK TOWER



GROUND FLOOR



FIRST FLOOR



CELLAR

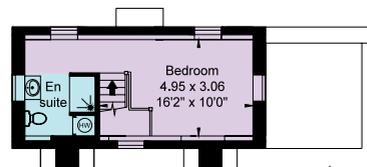
Approx. Gross Internal Floor Area

Stable Cottage:	118 sq.m. / 1,270 sq.ft.
Stable Corner Flat:	53 sq.m. / 571 sq.ft.
Stable Flat:	80 sq.m. / 861 sq.ft.
Archway Cottage:	129 sq.m. / 1,390 sq.ft.
Outbuildings:	256 sq.m. / 2,756 sq.ft.
The Clock Tower:	304 sq.m. / 3,273 sq.ft.
Walled Garden Cottage:	54 sq.m. / 582 sq.ft.

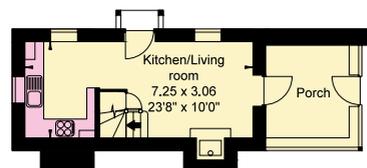
Reception	Bathroom
Kitchen/Utility	Storage
Bedroom	Outside

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WALLED GARDEN COTTAGE



GROUND FLOOR



FIRST FLOOR





FURTHER FARMHOUSES, COTTAGES AND BUILDINGS

1. The Beeches

Currently occupied under a service occupancy by the Head Gardener and his wife, who both work on the estate, the Beeches is located just to the south of the Clock Tower and comprises 2 reception rooms, kitchen and ensuite bathroom on the ground floor along with three bedrooms and two bathrooms on the first floor.

2. Highmoor Cottage and Estate Yard

Situated to the north east of the walled garden, Highmoor Cottage is lived in under an assured shorthold tenancy and comprises a hall, kitchen/breakfast room, sitting room and bathroom on the ground floor with 4 bedrooms on the first floor.

Adjacent to the cottage is an estate yard with a 3 bay Dutch barn, traditional barn and further outbuildings.

3. Old Castle Farm

Occupied under an Agricultural Holding Act Tenancy, the recently refurbished Old Castle Farm extends to approximately 58 acres in the south east of the estate and has a separate access from the south. At its core is Old Castle Farmhouse with a large kitchen, sitting room, 3 bedrooms and 2 bathrooms. Adjacent to the farm house is a large range of farm buildings where the current tenants have a dairy herd.

Old Castle Annexe and Buildings

Semi-detached to the farm house is a one bedroom annexe along with a large range of varying sized traditional farm buildings. They are both let to the tenant of Old Castle Farm under an assured shorthold tenancy and farm business tenancy respectively.

4. Station View Farmhouse

Just to the south of Old Castle Farm is the beautifully maintained 3 bedroom cottage currently let under an assured shorthold tenancy.

5. New House Farm and Buildings

Situated to the south west of the main house on the border of the estate, the traditional brick built 3 bedroom farmhouse has recently been modernised.

There is also an excellent range of modern steel framed buildings along with approximately 62 acres of pasture.

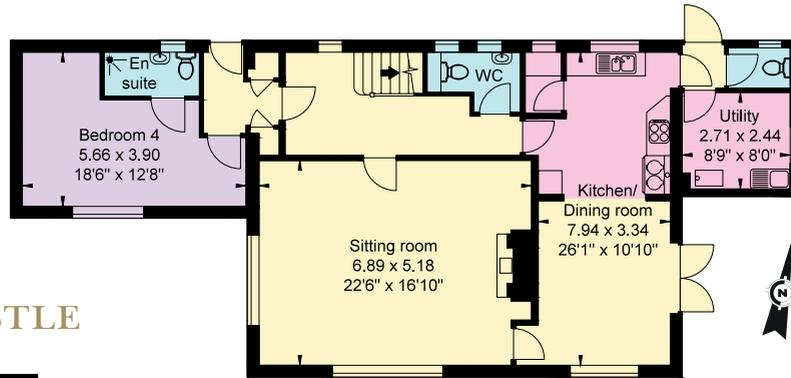
New House Farm is let to an Agricultural Holdings Act tenant.

6. The Parks

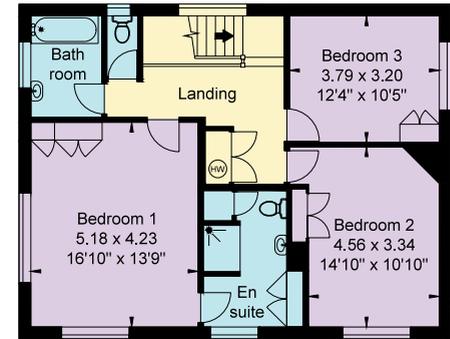
At the head of the old drive to the west of the house, The Parks is lived in under a service occupancy with a kitchen, sitting room, two bedrooms and bathroom.

There is a range of steel framed buildings, some of which are currently used for stabling.

THE BEECHES

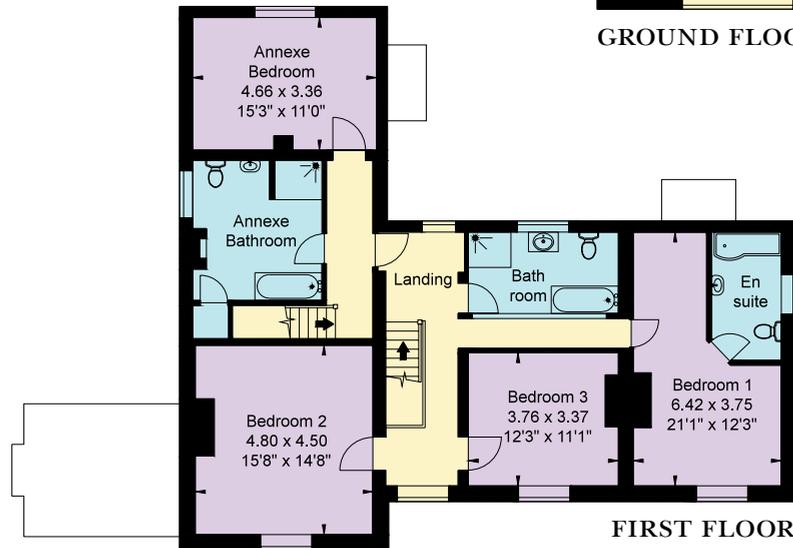


GROUND FLOOR



FIRST FLOOR

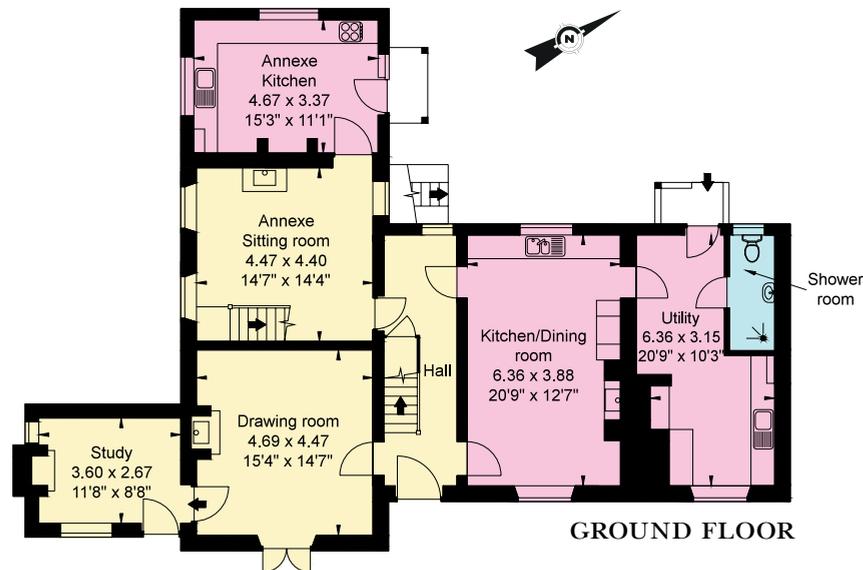
OLD CASTLE



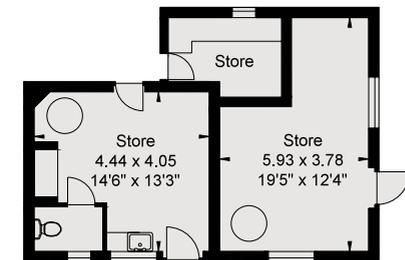
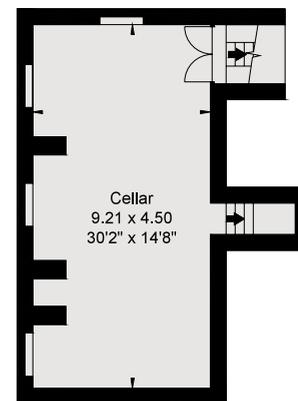
FIRST FLOOR

Approx. Gross Internal Floor Area

Old Castle House:	301 sq.m. / 3,240 sq.ft.
Old Castle Outbuilding:	45 sq.m. / 485 sq.ft.
The Beeches:	200 sq.m. / 2,153 sq.ft.
Highmore Cottage:	134 sq.m. / 1,437 sq.ft.
Highmore Outbuilding:	21 sq.m. / 224 sq.ft.
Station View:	115 sq.m. / 1,238 sq.ft.
New House:	106 sq.m. / 1,141 sq.ft.
The Parks:	102 sq.m. / 1,098 sq.ft.



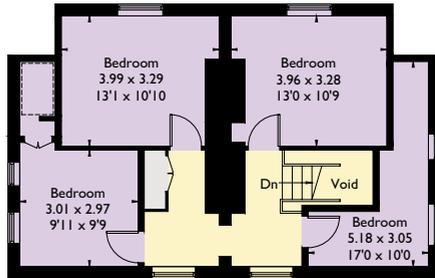
GROUND FLOOR



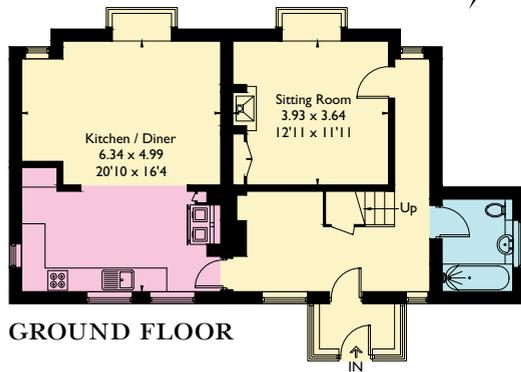
OUTBUILDING

(NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)

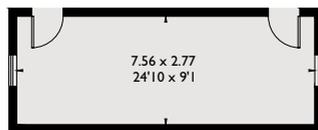
HIGHMORE COTTAGE



FIRST FLOOR



GROUND FLOOR



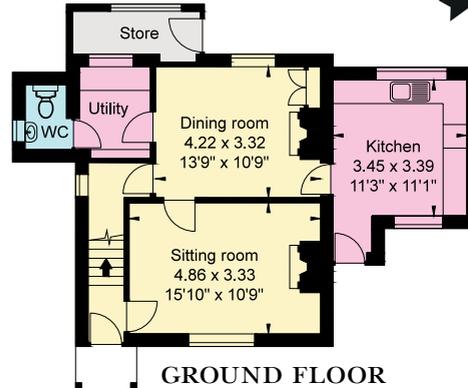
OUTBUILDING

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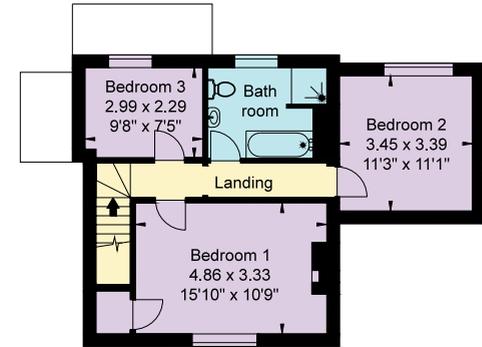
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STATION VIEW

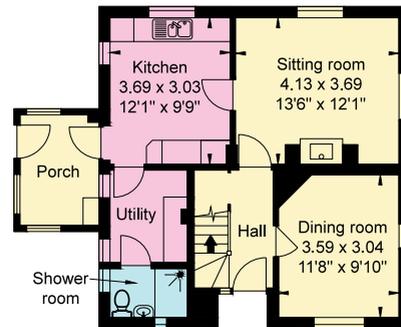


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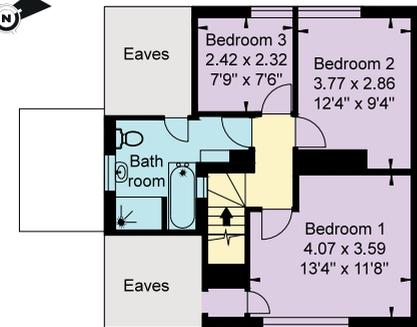


FIRST FLOOR

NEW HOUSE

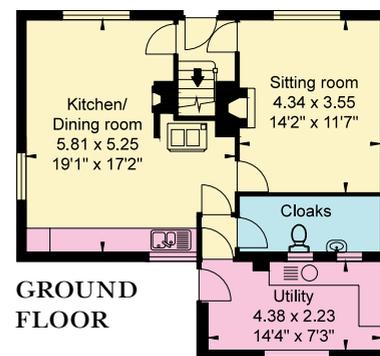


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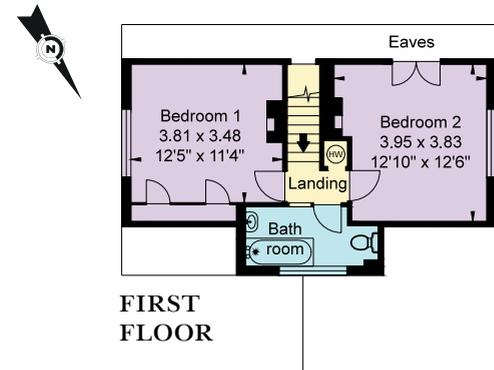


FIRST FLOOR

THE PARKS



GROUND FLOOR



FIRST FLOOR

THE LAND AND WOODLAND

The house is surrounded by beautiful expanses of ancient parkland with stunning mature specimen trees. Close to the house are a series of post and rail paddocks for horses and livestock.

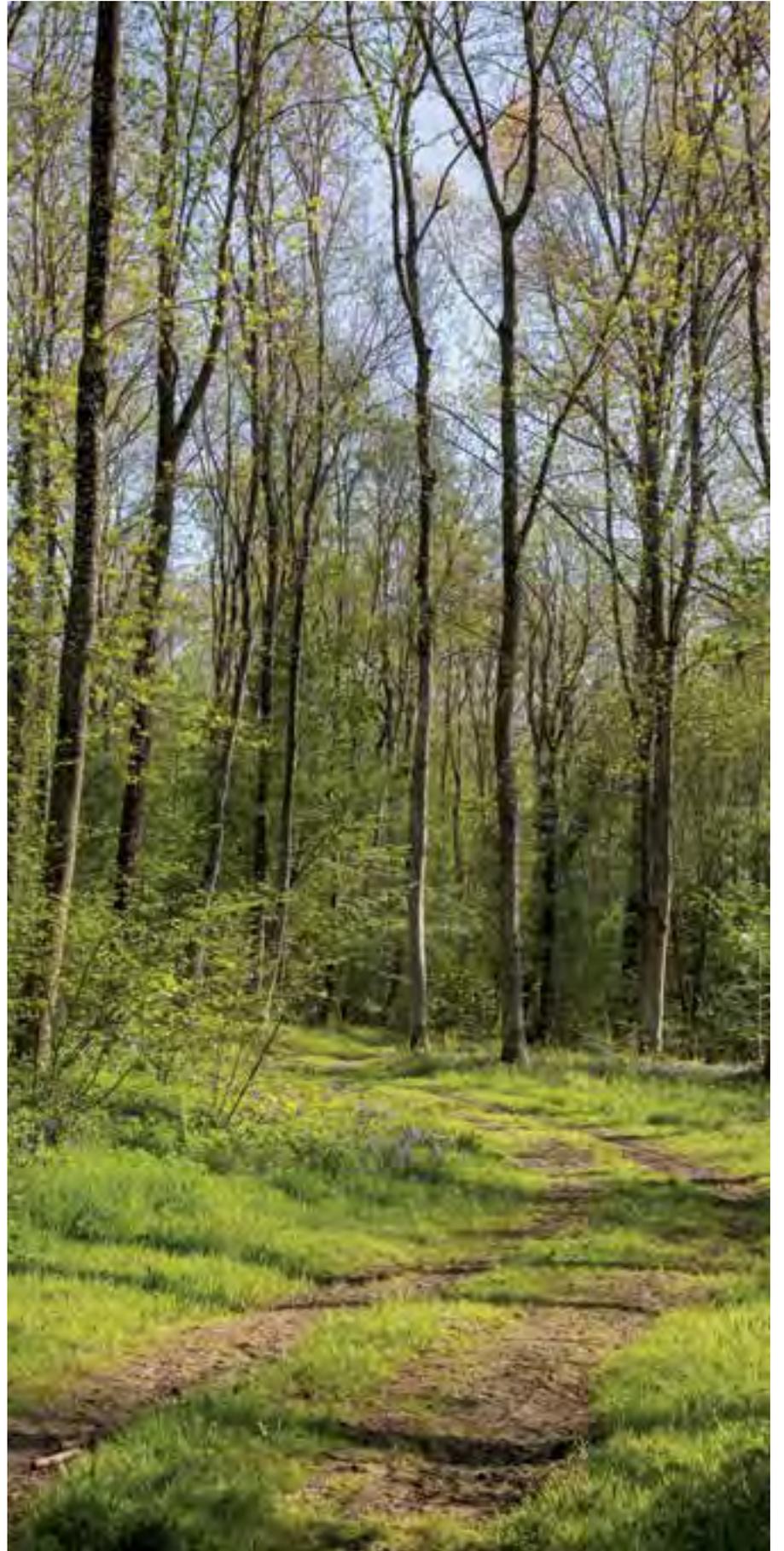
To the north of the house is 90 acre Highmoor Wood with a well laid out network of rides giving good access throughout for walking and riding. The woodland has been well managed and attracts an abundance of wildlife.

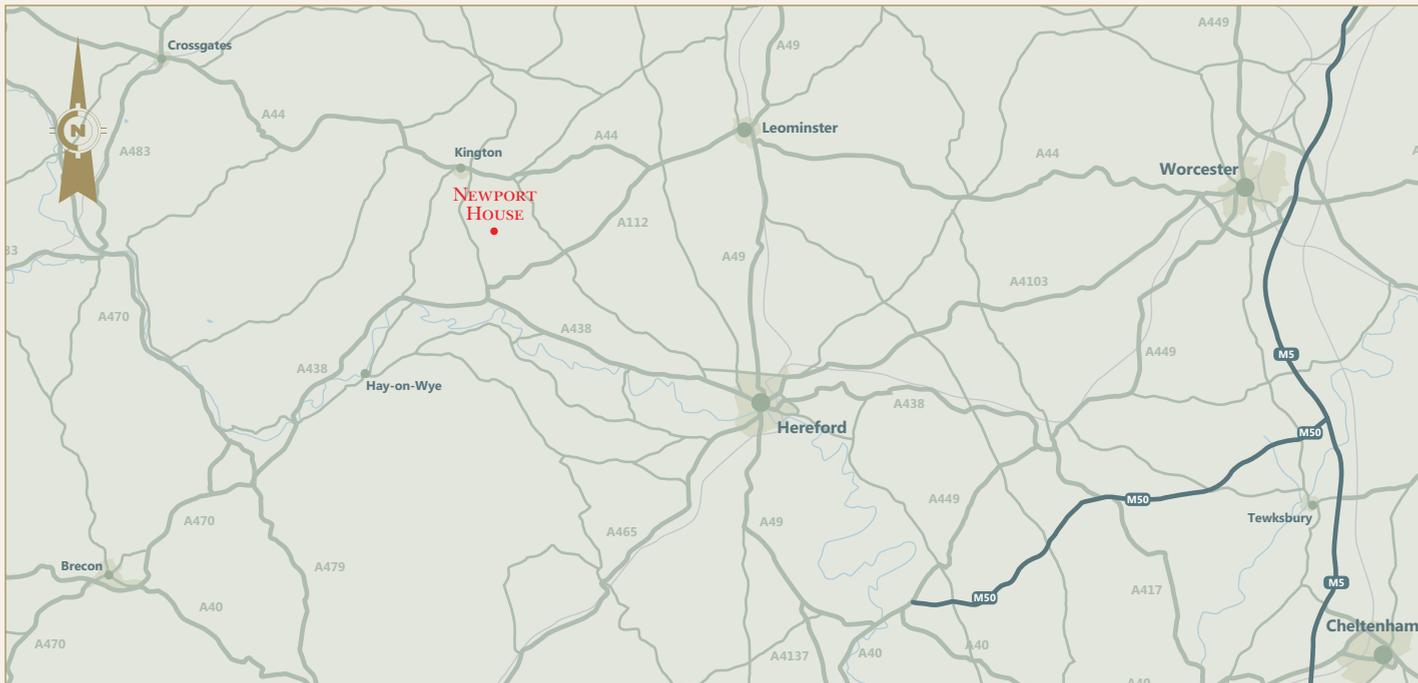
There is also a block of woodland below the lake with the overflow stream meandering down the wooded valley.

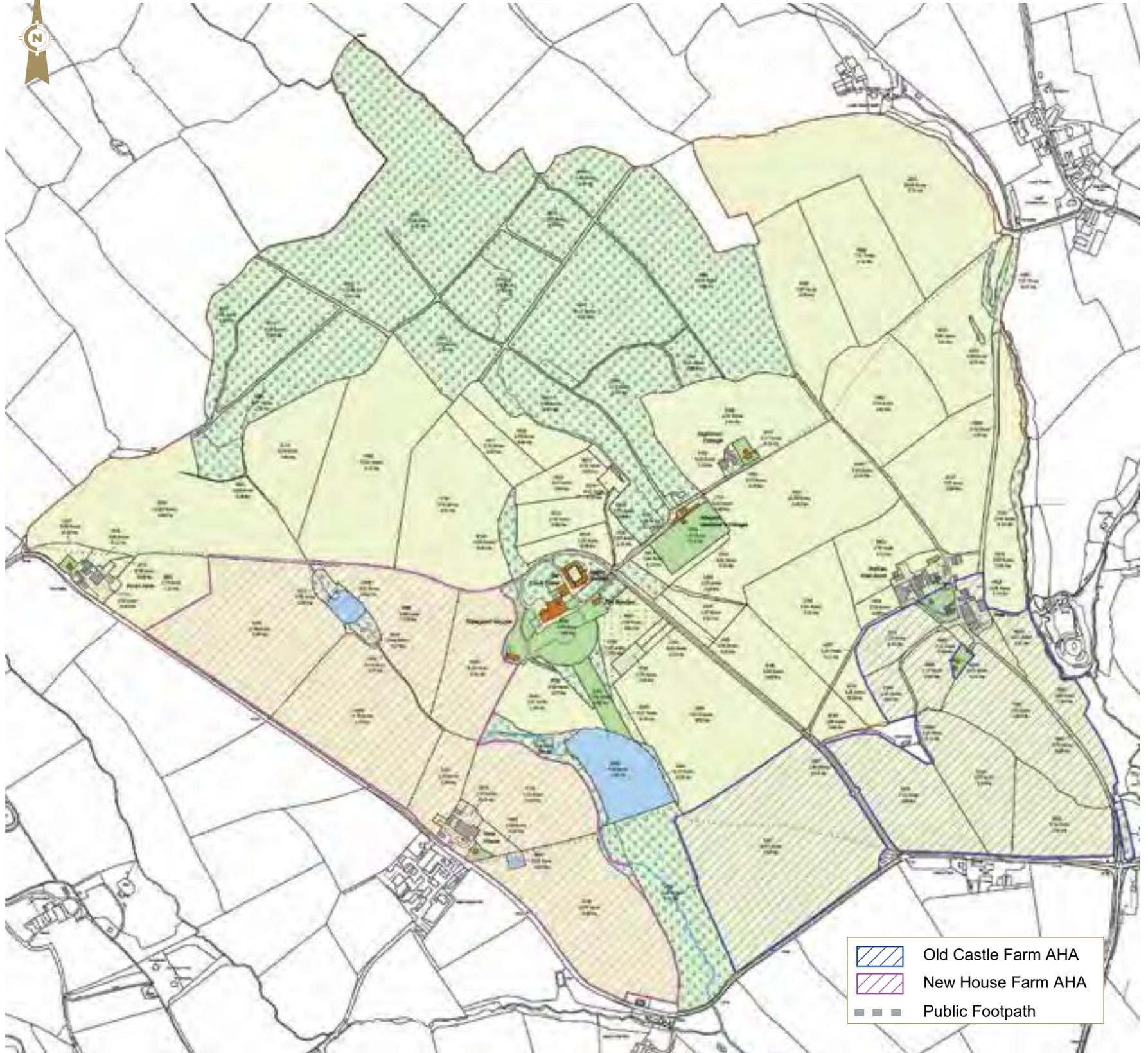
Beyond the woodland, the estate is all down to pasture of which there is approximately 177 acres either in hand or let under a Farm Business Tenancy.

The remainder is split between Old Castle Farm and New House Farm under Agricultural Holdings Act tenancies.









-  Old Castle Farm AHA
-  New House Farm AHA
-  Public Footpath

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale freehold with the benefit of vacant possession.

Schedule of Tenancies

A full schedule of tenancies is available from the agent.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or miss-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden statuary and furniture, garden machinery and agricultural machinery.

Services

Oil fired central heating, private water and private drainage.

Viewings

All viewings are strictly by appointment with vendor's agent.

Local Authority

Herefordshire Council.

VAT

Any guide price quoted or discussed is exclusive of VAT and in the event that the sale of a property, any part of it or any right attached to it becomes chargeable for the purposes of VAT, such Tax will be payable by the purchaser.

EPC's

The EPC's are attached to the brochure but if they become detached, please request them from the vendor's agent.

Directions

From Leominster on the A4112 towards Hay and Brecon.

Turn right on the Hereford to Kington Road (A480) and in the village of Woonton turn left to Almeley. As you enter the village bear left to the heart of the village where you turn right and then left, leaving the church on your left hand side. Continue along this road for about a mile and the entrance to Newport House is on the right hand side.



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Particulars: April 2018 Photographs Dated: May 2018

