

CAEMAWR

CLYRO + NR HAY ON WYE



BENGOUGH



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An impressive Regency house in mature gardens and grounds

Hall + Morning room + Drawing room + Conservatory
Dining room + Butlers kitchen + Main kitchen + Library Utility room

Five bedrooms + Three bathrooms

Adjoining cottage with living/dining room + Kitchen + Utility room + Two bedrooms + Bathroom

Studio + Garaging

Garden + Woodland + Outbuilding

In all about 7.88 acres

Hay on Wye 1.5 miles + Hereford 22 miles + Brecon 15 miles
(All distances are approximate)

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.





SITUATION

Just north of Hay on Wye, the village of Clyro has a primary school, pub, shop, garage and church with 15th century origins. This Wye Valley region is considered as some of the prettiest and most sensational along the Welsh Marches with its back drop of Hay Bluff, the Black Mountains and the distant views of the Brecon Beacons. The town of Hay on Wye has excellent shops, facilities and a great choice of schools in the surrounding area. The Hay Festival is now internationally recognised and the region provides exceptional recreational opportunities.

FOR SALE

Once named Old Court, Caemawr is mentioned frequently in the Revd Kilvert's diary, as he was a great friend of the Morrell family who lived there for many years. Whilst the house is in need of some modernisation, it has elegant regency facades with its 19th century and earlier origins. A fine Grade II house, the recently restored glass roof veranda has iron trellis supports and surrounds the house on two sides. The sash windows add much elegance to the building and have ground level sills. The principal reception rooms and bedrooms have a southerly aspect with great views, particularly on the first floor.





The drive rises up to the house through electronically controlled gates to a large parking area to the side of the house and beside the double garages. The front door leads into an elegant welcoming hall with a fireplace, separate cloakroom and the main staircase opposite. The morning room has an attractive open fire with marbled surround and connecting door into the drawing room with its pillared elegance, open fireplace and conservatory beyond. The dining room has sliding doors out to the garden and is divided from the butler's kitchen by the old fireplace. The main kitchen is fully fitted and a large sash window looking

out on to the courtyard. Beyond is a small utility room and cloakroom and the link to the library with its balcony. The cellar is accessed below the main staircase and includes a wine cellar which may have been the old gaol when the house was the Judge's court.

On the first floor the half landing leads to a bedroom with an adjoining dressing room and bathroom which also leads out on to the main landing. There are four other bedrooms both off this landing and the side landing, including two bathrooms (one en suite) and a store room with stairs to the attic. There is a link to the library.



THE ADJOINING COTTAGE

The Cottage is inked to the house on both floors beside the library. On the ground floor the cottage has a living room/ dining room and a kitchen with access into the courtyard. There is a utility room and bathroom as well as a door through to the double garage. On the first floor the staircase from the living room leads up to a bedroom and a further bedroom and bathroom off the landing with a link to the library.

THE GARDENS, ARBORETUM AND WOODLAND

The gardens and grounds of Caemawr are mature and stunning. A wonderful atlantis cedar dominates the main lawn, below which is the arboretum with one particularly fine oak tree (known as the Caemawr Oak) and other specimen trees and rhododendrons. Above the lawn is a glorious oak and bluebell wood the far end of which is a gated entrance on to the lane.

SERVICES

Private water supply. Mains electricity. Private drainage. Oil fired central heating.

FIXTURES AND FITTINGS

The fitted carpets are included in the sale. Certain other fixtures and fittings such as light fittings and curtains may be available by way of separate negotiations

VIEWING

Strictly by appointment through the agents:
Bengough Tel:01568 720159

DIRECTIONS (HR3 5JX)

Clyro, to the north of Hay on Wye, is on the A438, Hereford to Brecon road. Directly opposite the turning to Hay as you come into Clyro, is the entrance to Caemawr.



Approximate Gross Internal Floor Area

House: XX sq m (XX sq ft)

Outbuildings: XX sq m (XXsq ft)

Total: XX sq m (XX sq ft)

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