



**WOMASTON HOUSE SCHOOL**

WATERY LANE, WALTON, PRESTEIGNE, POWYS, LD8 2PT

**savills**

# FORMER RESIDENTIAL EDUCATION CAMPUS SET IN PICTURESQUE COUNTRYSIDE

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WOMASTON HOUSE SCHOOL, WATERY LANE,  
WALTON, PRESTEIGNE, POWYS, LD8 2PT

**Womaston House School** – 8260 sqft

Reception hall ♦ seven classrooms ♦ ten offices ♦ dining room  
♦ three kitchens ♦ seven cloakrooms and shower room ♦ cellar

**The Coach House** – 3641 sqft

Two reception rooms ♦ office ♦ kitchen ♦ utility room ♦  
five bathrooms/shower rooms

**Ty Cariol and Ty Newydd** – 4488 sqft

Ty Newydd – six bedrooms ♦ sitting room ♦ kitchen/dining  
room ♦ two bathrooms ♦ shower room ♦ three cloakrooms ♦  
laundry

Ty Cariol – five bedrooms ♦ sitting room ♦ office ♦ kitchen/  
dining room ♦ two bathrooms ♦ two shower rooms ♦  
cloakroom ♦ laundry

**Sports Hall** – 4389 sqft

Sports hall ♦ spa room ♦ changing room ♦ cloakrooms ♦  
wet room ♦ workroom ♦ sitting room ♦ dining room ♦ kitchen ♦  
two stores

**Store** – 383 sqft

Gardens and pasture land extending to 18.70 acres

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Presteigne 5.6 miles, Knighton 9.7 miles, Leominster 18.4 miles,  
Ludlow 23.3 miles, Hereford 25.4 miles, Worcester 45.3 miles,  
Aberystwyth 56.6 miles, M50 Junction 4 40 miles, Birmingham Airport  
74.8 miles, London 170 miles

**Directions**

From Leominster take the A44 West passing through Pembridge,  
Kington and continuing into Walton turning right onto the B4326  
signposted for Presteigne. Proceed along for a short distance and  
take the left turn sign posted Womaston (no through road) into Watery  
Lane. Please note satellite navigation will take you past this road to an  
inaccessible entrance. Continue along Watery Lane until you reach the  
large farm buildings on the right hand side. The driveway to Womaston  
House can be found on the left.



**Location**

Womaston House School is situated on the border of Herefordshire  
and Powys with Hereford and Worcester to the East and The  
Shropshire Hills an AONB to the North. The immediate surrounding  
countryside, is amongst the most stunning and unspoilt in the UK.  
There are many opportunities to enjoy this border area between  
England and Wales which is popular with tourists, including walking,  
riding and cycling. The famous Offa's Dyke Path is only 2.2 miles away.

Local amenities can be found in the pretty town of Presteigne quoted  
by Country Life to be one of Britain's top 10 small towns. Knighton,  
provides a railway station which provides services to Shrewsbury/  
Swansea and a large selection of independent shops and amenities.  
The larger market towns of Leominster, Ludlow and Worcester have a  
wide range of individual shops and facilities. Main road access can be  
found in the village of Walton via the A44.

**The Property**

Formerly run as a children's residential school Womaston House  
School comprises of six buildings set in over eighteen acres of beautiful  
private woodland and grounds. Womaston House School is suitable  
for a number of uses, such as school or college, training centre, private  
residence, care home, or wedding venue.

**Womaston School**

A rendered building with a slate roof Womaston House School provides  
accommodation over 8200sqft. It is believed to date back to the  
early 1800's with later extensions. A large principal reception hall with  
wooden staircase and arched window gives access to a number of  
rooms formerly used as classrooms and offices over two floors. In  
addition there are also toilets, kitchenettes, various stores and four  
cellar rooms.



The Coach House



Ty Newydd and Store



Ty Carol



Playground

### **The Coach House**

A stone fronted building, with tiled roof, located to the North East of Womaston School provides over 3600 sqft of bedroom and reception room accommodation set over two floors and comprises kitchen/dining room, office, two sitting rooms, utility room, eight bedrooms (three en-suite), two further bathrooms, shower room and two cloakrooms. The property benefits from enclosed front and rear gardens.

### **Ty Cariol and Ty Newydd**

Located opposite The Coach House, Ty Cariol and Ty Newydd are semi detached and provide further residential accommodation of 4488 sqft. Ty Cariol comprises a sitting room, kitchen/diner, office, laundry, cloakroom, five bedrooms accessed from a hall (one en-suite) and two further bathrooms. A sixth bedroom suite benefits from its own access.

Ty Newydd comprises, sitting room, kitchen/dining room, cloakroom, and a ground floor bedroom as well as a further five bedrooms on the first floor. Attached is the timber framed Pottery Shed, a stone built store with two toilets attached. Both Ty Cariol and Ty Newydd enjoy enclosed front and rear gardens.

### **Sports Hall**

Built in 2007 the sports hall offers a 52ft x 33'3ft main hall with timber floor suitable for a number of different sports, as well as equipment stores, spa room with plunge pool, wet room, changing room, work room, male and female cloakrooms, a professional kitchen/ dining room and sitting room face south with access onto a decked area over looking the gardens.

### **Gardens and Grounds**

Accessed from Watery Lane, Womaston House School is set back in a private position. The gardens and grounds to Womaston House sit predominantly to the South of the property and are mainly laid to lawn with the additional benefit of enclosed pasture land, currently divided into three paddocks. Over looking Bradnor Hill to the South, the lawns are on two levels with a children's playground on the lower level. The Summergill/Hindwell Brook runs the width of the southern and eastern boundaries and numerous mature trees provide hidden woodland walks and sheltered paths down to water's edge. On the eastern boundary is a large pool with nature walk which passes the remains of the 13th century Womaston Castle with buried foundations of the stone curtain wall and shell keep. It is also known that Edward the Confessor had a hunting lodge at Womaston and was part of the Radnor Lordship under the control of the Braose family during the 12th century.

A secondary driveway gives access from Watery Lane closer to the B4362, between farmland, across a cattle grid.

### **Tenure**

Freehold

### **Services**

Mains water

Mains electricity

Private drainage

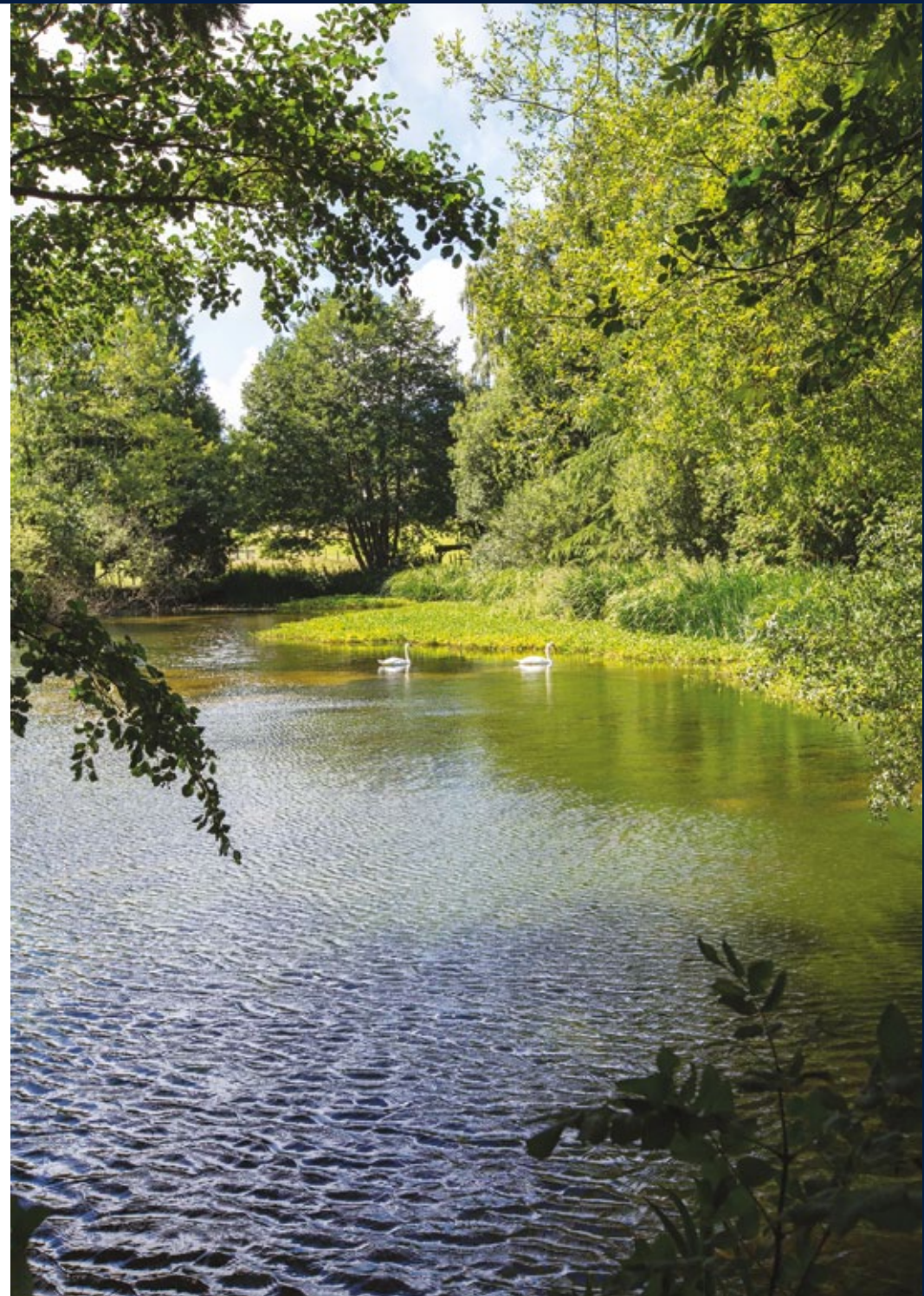
Womaston House, Ty Cariol, Ty Newydd – propane gas

Coach House – oil

### **Local Authority**

Powys County Council (01597 826000)

Commercial Class



### Council Tax

Womaston House, Ty Cariol, Ty Newydd - Band E  
Coach House - Band F

### Method of Sale

The property is offered for sale by private treaty.

### Fixtures and fittings

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

### Wayleaves, easements and rights of way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

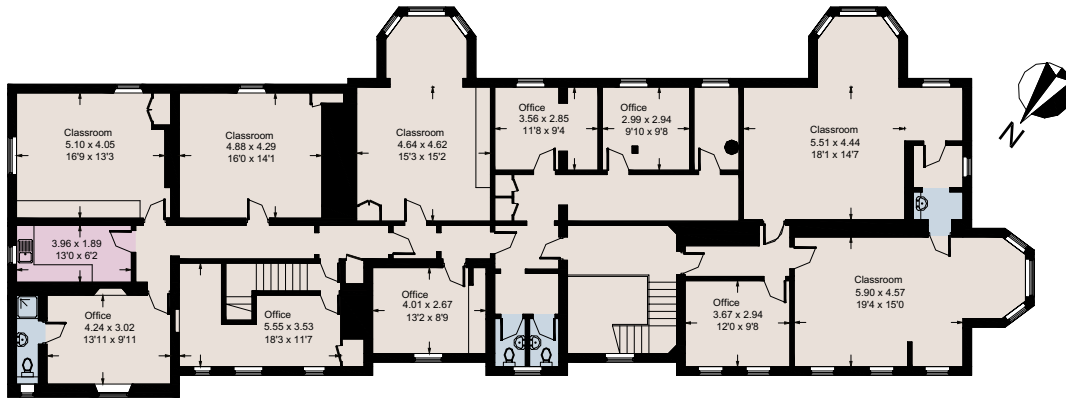
## WOMASTON HOUSE SCHOOL & SPORTS HALL FLOORPLANS

Gross internal area (approx): House = 767.4 sq m / 8260 sq ft

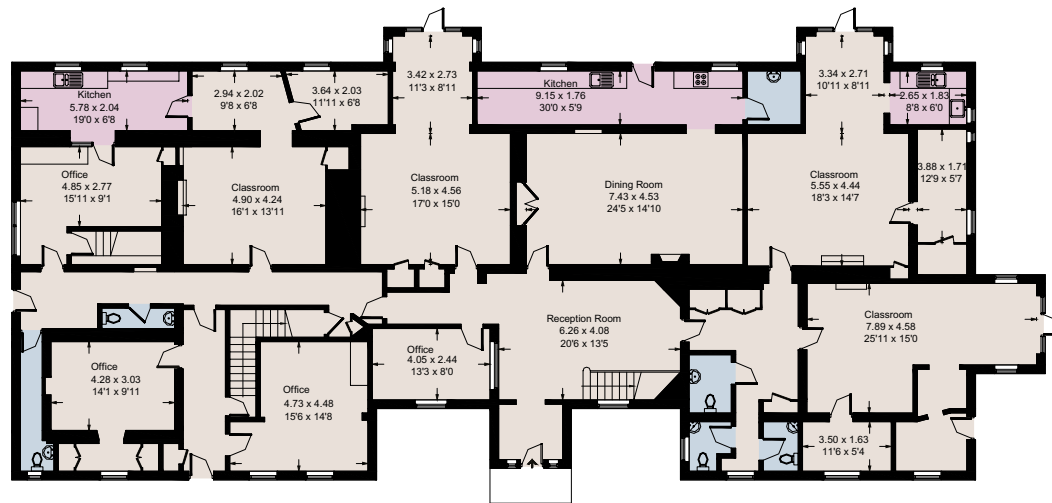
Cellar = 53.4 sq m / 574 sq ft

Sports Hall = 407.8 sq m / 4389 sq ft (excluding Boiler Room)

For identification only. Not to scale.



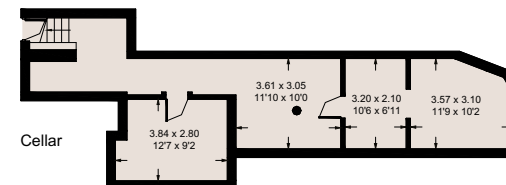
First Floor



Ground Floor



Sports Hall



Cellar

**Viewing**

Strictly by appointment with Savills.

**Plans**

For identification purposes only – not to scale.

**Measurements**

Any areas, measurements or distances are approximate.

**Planning and Building Regulations**

It should not be assumed that the property has the necessary planning, building regulations or other consents.

**Services**

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

**TY NEWYDD & TY CARIOL FLOORPLANS**

Gross internal area (approx):  
 House = 417 sq m / 4488 sq ft  
 (Excluding Lean To Stores)  
 Store = 35.6 sq m / 383 sq ft  
 For identification only. Not to scale.



**Important Notice** Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 15/11/04 DB.

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Womaston House – Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		33	66

Ty Newydd – Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		38	65

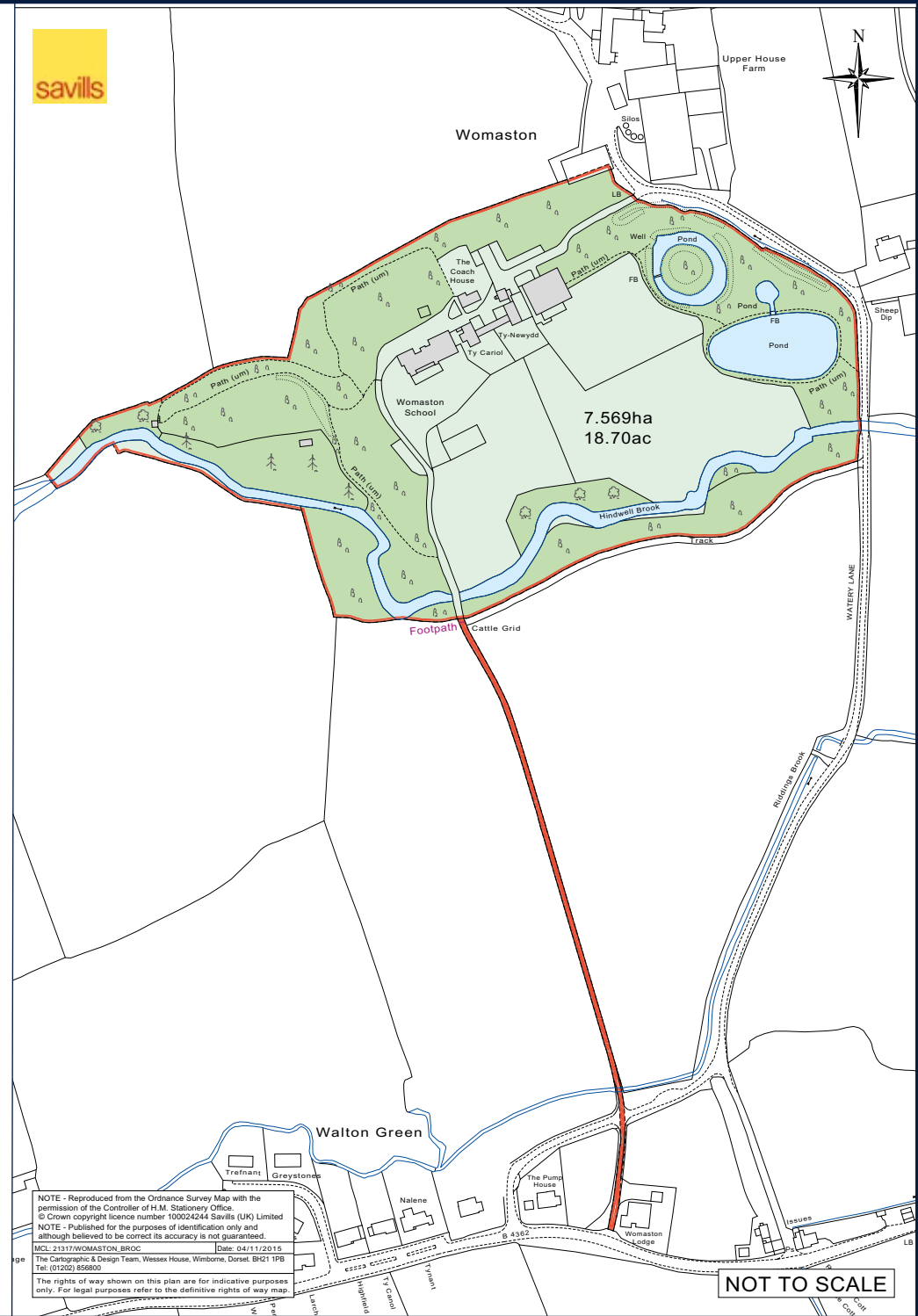
Ty Cariol – Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		38	76

The Coach House – Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		31	82

THE COACH HOUSE FLOORPLANS

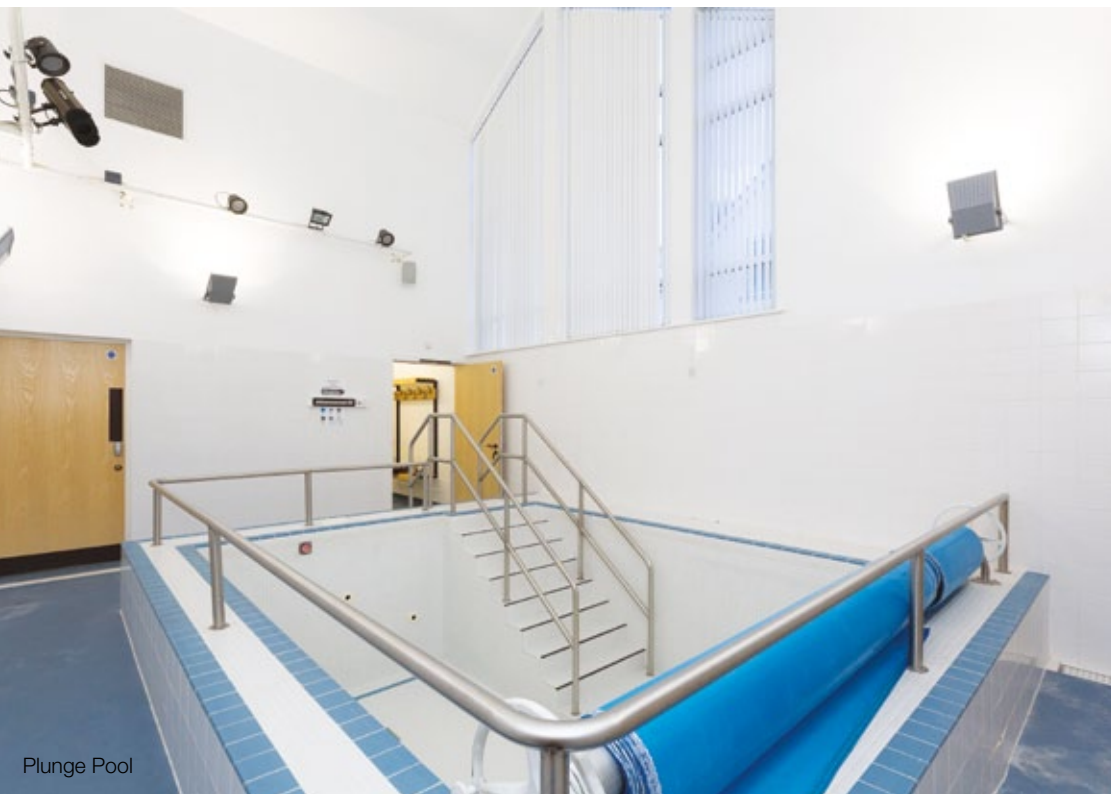


Gross internal area (approx):  
338.3 sq m / 3641 sq ft  
For identification only. Not to scale.





Kitchen



Plunge Pool



Sports Hall