



Arkwright
Owens

herefordshireproperty.com

PARKFIELDS CONFERENCE & WEDDING VENUE

Set in 10 acres of woodland,
water gardens and pasture

Guide Price: £2,500,000

Location

Parkfields is situated in the parish of Weston-under-Penyard approximately 3 miles to the south-east of the market town of Ross-on-Wye. Parkfields is 4.7 miles to the M50 roundabout in the south-west of the centre of Pontshill within the Castle Brook Valley surrounded by farmland to the south and woodland in the north.

Description

Parkfields is a conference centre and wedding venue of 1,357 sq.m (14,600 sq.ft) of high quality residential accommodation with 22 ensuite letting bedrooms.

The main house measures 566 sq.m (6,100 sq.ft) and there are 4 converted buildings: The Granary, Millbrook House, The Stables and The Garden Room providing residential accommodation with designated conference rooms with kitchens.

The whole property extends to 10 acres with tree plantations within the grounds, a raised wall garden behind the house.

The Business

Parkfields is a Private Conference and Wedding Centre hired by individuals and companies for team building courses, weddings, events, parties. The property is very versatile as it has a Coach House ceremony room capable of seating over 60 people



The Main House



Main House Hall

History of Parkfields

Parkfields is mentioned in the Domesday Book. Post WWII it was a respite Care Home for veterans.

Historic England Listing

Grade II Listed, Parkfields. Weston-under-Penyard. Grid Reference: SO62802 21734

House. Late C18 with late C19 alterations and earlier remains. Sandstone ashlar with slate roof. Two storeys. Façade has two bands and a parapet. The two left hand bays project forward and have sashed windows with glazing bars. To their right, above the door, is a sashed window with no glazing bars. At the right of the façade is a two storey canted bay window of C19 type. Chimneys at right and left of door. The left hand return wall has two single-storeyed bowed projections on the ground floor above a cellar. Each has tripartite sashes with glazing bars. The right-hand gable wall is of rubble and has the outline of an earlier roof line. "1640" is crudely carved on a stone set into the chimney cap.

Listing NGR: SO6280221734.

Main House	Sq.m	Sq.ft
Ground Floor	198	2131
First Floor	202	2179
Second Floor	26	280
Cellars	139	1500
Total	566	6090



Castle Brook Room



Main House Sitting Room



South Facing Ballroom



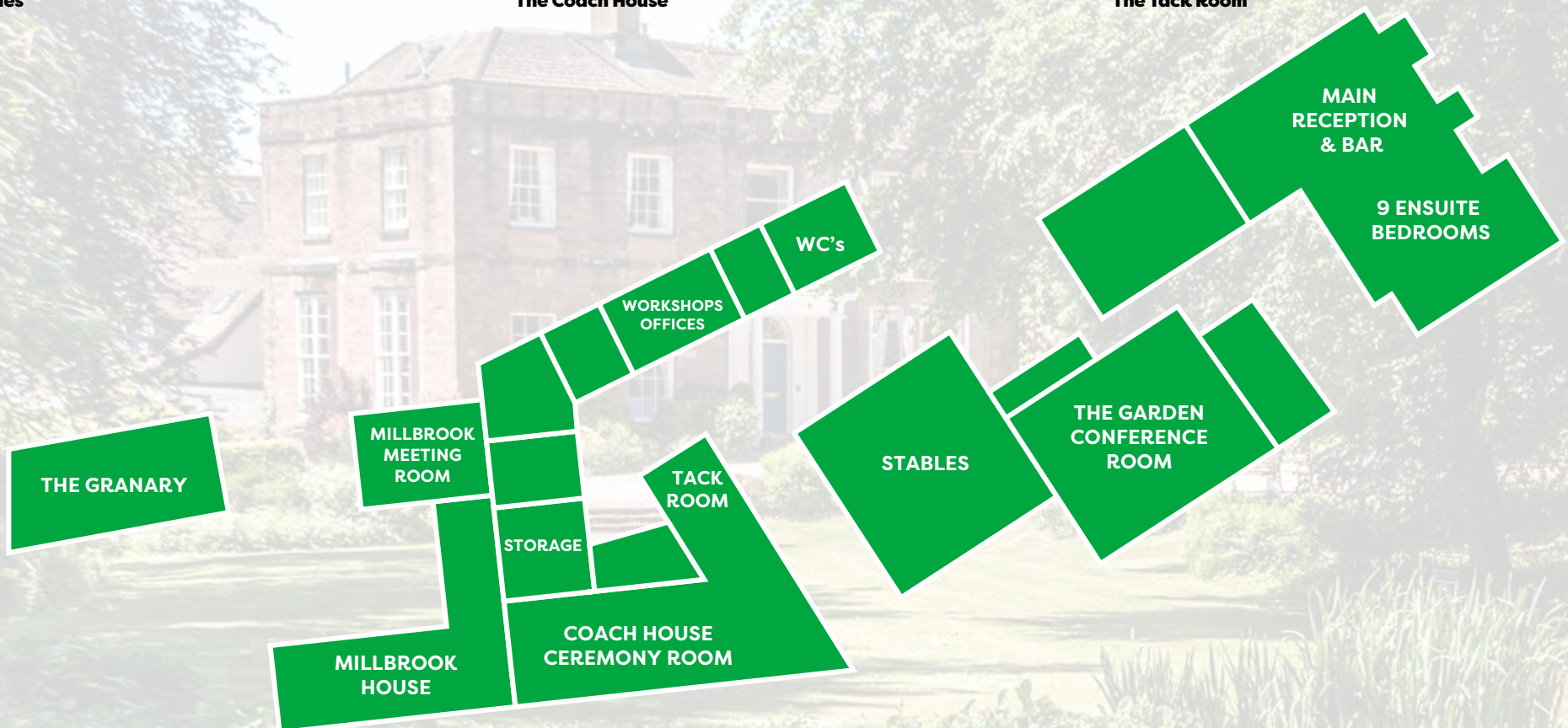
The Stables



The Coach House



The Tack Room





Tack Meeting Room



Millbrook House

A DETACHED THREE BED HOUSE

A three bedroom country house with exposed ashlar walls, exposed timbering, flagstone and tiled floors, with circa 126 sq.m (1,357 sq.ft) with a courtyard garden and elevated rural views. Currently let out as an Assured Shorthold Tenancy.

THE CONVERTED OUTBUILDINGS

The Garden Room

ROOMS 9 to 11

A conference room with attached single storey kitchen/bar and three ensuite letting rooms.

The Stables

ROOMS 12 & 14, 15 to 20

The Stables is a detached three storey house with ground floor kitchen and banqueting room with eight ensuite letting rooms.

The Granary

ROOMS 21 to 24

A detached two storey building with four ensuite bedrooms, access from a spiral staircase from the ground floor hall to the first floor landing. The Granary backs onto a sitting out area, a sun trap.

Millbrook Conference Room

A double height room suitable for conferences and meetings with attached converted store into a cottage, kitchenette and sitting area. There is a first floor gallery with access to the south facing garden.

Tack Room & Coach House Ceremony Room

A single storey building around a courtyard used for weddings and team building, capable of seating circa 60 people.



Coach House Ceremony Room



Stables Conference Room



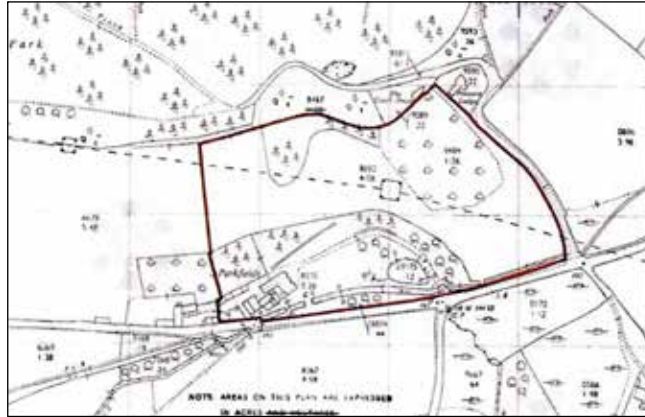
Garden Room Conference Room

Outbuildings

	Sq.m	Sq.ft
Granary	78	840
Millbrook House	126	1357
Millbrook Room	48.7	525
Tack Room	44.1	475
Coach house	69.4	747
Offices & Stores	67.4	726
Stables	195	2100
Garden Room	162	1745
Net Internal Areas	790.6	8515



Bedroom



Outbuildings



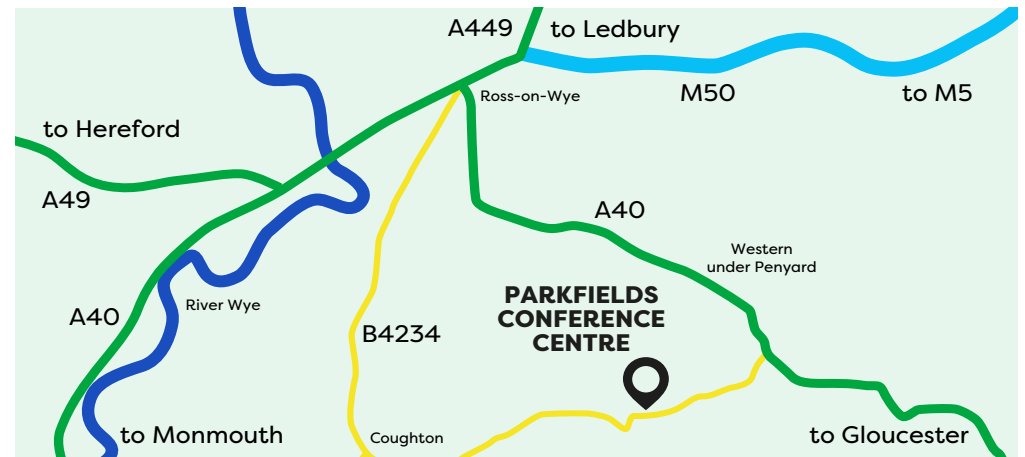
The Granary



Rear of House and BBQ Area

Distances by car

from	to	Miles	Minutes
Ross-on-Wye	Birmingham Airport	67.6	1hr 15
Ross-on-Wye	Birmingham	61	1 hr 5
Ross-on-Wye	Bristol	55.9	1 hr 5
Ross-on-Wye	Cardiff	48	52 mins
Ross-on-Wye	Cheltenham	25	34 mins
Ross-on-Wye	Gloucester	18.6	34 mins
Ross-on-Wye	London	117	2 hrs 18m
Ross-on-Wye	Monmouth	10.8	16 mins





Typical view from bedroom



Town & Country Planning

Use classes order September 2020.
C2 Residential Institutions (Training centre)

Business Rates

The description is: Conference centre and premises and the Rateable Value of £28,750, the chargeable authority being Herefordshire Council Business Rates Team 01432 260000.

Services

Mains water and private treatment works. Propane gas and mains electricity. The main property is Oil fired central heating.

EPC

The Property is a Listed Building and therefore exempt from EPC Legislation.

**Arkwright
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Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

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Agents Note

Arkwright Owens have not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

The photographs may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded.