



PROPERTY GROUP

# *Haynstone Court*

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PRESTON ON WYE  
HEREFORD

A new residential development in a beautiful village set in the Golden Valley

Welcome to  
*Preston on Wye*

## Location

"Haynstone Court is located in the heart of the popular village of Preston On Wye which lies in the Golden Valley between the Cathedral City of Hereford (7miles) and the 'book' town and host to the annual International Literary Festival, Hay-on-Wye (10 miles). The enchanting rural landscape of the Golden Valley provides a haven of peace and tranquillity for all who visit this emerald wilderness with a wealth of fabulous country pubs, restaurants, local walks and activities on the river.





Preston on Wye

# Village & Lifestyle



**Preston On Wye is a picturesque village close to the River Wye and The Flits National Nature Reserve.**

There is a vibrant newly refurbished village hall that hosts the local community access point “Cow Pats”, as well as providing a rural cybercafe and playing host to many other local events. There is a well serviced campsite located close to the River Wye, offering canoeing and river activities.

Local primary schools are within easy reach in Madley, Clehonger, Kingstone and Fairfield High Schools. Hereford Cathedral School (ages 3 – 18) is also within easy reach. You will also find the nearest doctors surgery in Kingstone.

Preston on Wye has easy access to the river Wye, the fourth-longest river in the UK, stretching some 250 kilometres (155 miles).

The lower part of the Wye Valley is a designated Area of Outstanding Natural Beauty and is important for nature conservation and recreation. This location is fantastic for walking and ideal for those who enjoy river sports.

Other outdoor activities within easy access of the development include the go-karting and outdoor driving track at Weobley and Queenswood Country Park in Leominster while the Herefordshire Nature Trust boasts many parks and playgrounds as well as the Herefordshire trail. The City of Hereford includes areas of historic interest including Hereford Cathedral and the Waterworks Museum.



Haystone Court  
*The Development*



**HOUSE TYPES:**



**Bramley**  
**3 BEDROOMS**  
 PLOT(S): 1, 2, 3  
 AREA:  
 93.5 sq m / 1005 sq ft



**Braeburn**  
**3 BEDROOMS**  
 Linked single garage  
 PLOT(S): 4, 5  
 AREA:  
 111.5 sq m / 1201 sq ft



**Pearmain**  
**4 BEDROOMS**  
 Double detached garage  
 PLOT(S): 6, 8  
 AREA:  
 187 sq m / 2013 sq ft



**Evelina**  
**4 BEDROOMS**  
 Double detached garage  
 PLOT(S): 7  
 AREA:  
 190 sq m / 2045 sq ft



**Russet**  
**3 BEDROOMS**  
 Double detached garage  
 PLOT(S): 9  
 AREA:  
 162 sq m / 1744 sq ft



**Cameo**  
**4 BEDROOMS**  
 Detached bungalow  
 Double detached garage  
 PLOT(S): 10  
 AREA:  
 166 sq m / 1787 sq ft

This Life Property Group Housing Development, Haystone Court, in Preston on Wye has been built to the highest standards and specifications to create a series of beautiful low carbon homes designed for country living.

Each property is covered by a 10-year structural warranty giving you peace of mind.

All homes are designed to achieve a better than regulations EPC A rating with under floor heating on the ground floor, air source heat pumps, photovoltaic panels and electrical vehicle chargers.

\*The dimensions shown are approximate maximum and the precise measurements may vary. Please ask to see the drawings relative to the specific plot. Kitchen layouts are indicative only. Please consult the Sales Adviser on-site for specific kitchen layouts. This information is for guidance only and does not form part of any contract or constitute a warranty. All elevations are an approximation of materials and finishes. Please consult the Sales Adviser for specific materials and finishes. The areas given are approximate and include garages.

# Bramley

**PLOT(S):**

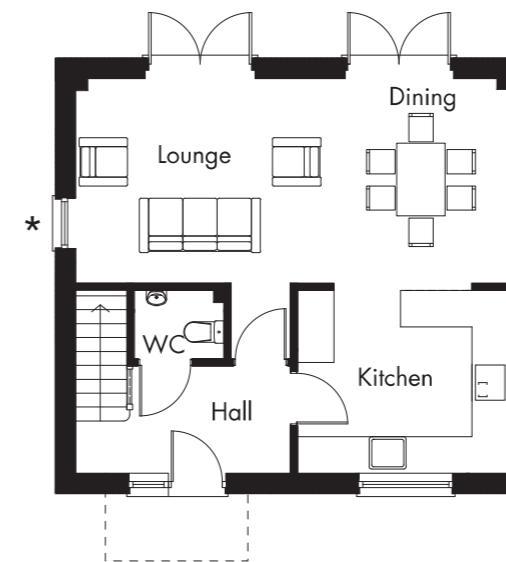
1, 2, 3

**AREA:**

93.5 sq m / 1005 sq ft



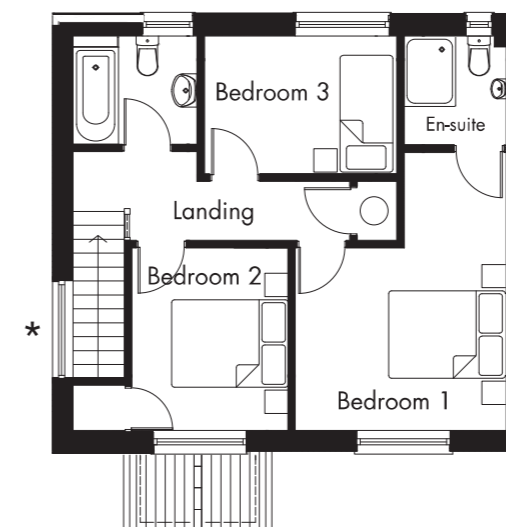
Three, three bedroom houses with double parking spaces. These properties have triple glazing, solar panels and an air source heat pump with a pleasing aspect of views over fields and the local countryside.



## Ground floor

Lounge/Dining	7150mm X 3379mm 23'4" X 11'0"
Kitchen	3475mm X 3019mm 11'4" X 9'9"
WC	1476mm X 1124mm 4'8" X 3'6"
Hall	3550mm X 1769mm 11'6" X 5'8"

\* Side windows on plot one only



## First floor

Bedroom 1	3475mm X 4598mm 11'4" X 15'0"
En-suite	1800mm X 1674mm 5'9" X 5'5"
Bedroom 2	2574mm X 3019mm 8'4" X 9'9"
Bedroom 3	3174mm X 2279mm 10'4" X 7'4"
Bathroom	2052mm X 1789mm 6'7" X 5'8"

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# Drift away...

This image is from a previous Life Property development and is intended to give you an idea of the standard of finish you can expect within the properties at the Haystone Court development.



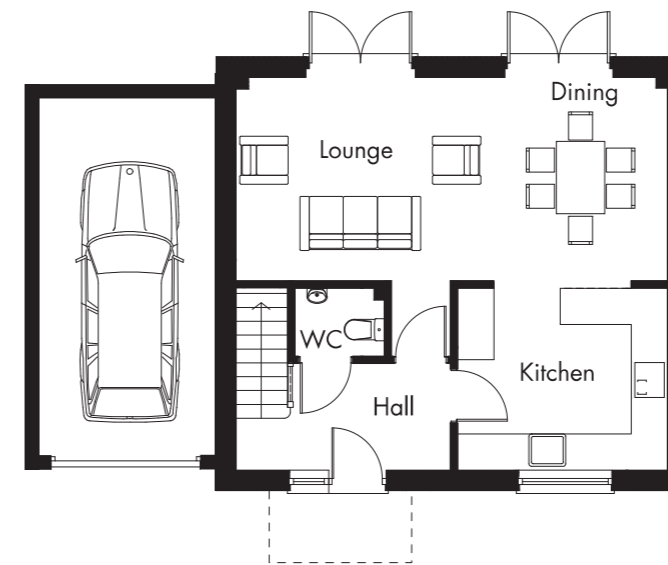
# Braeburn

**PLOT(S):**

4, 5

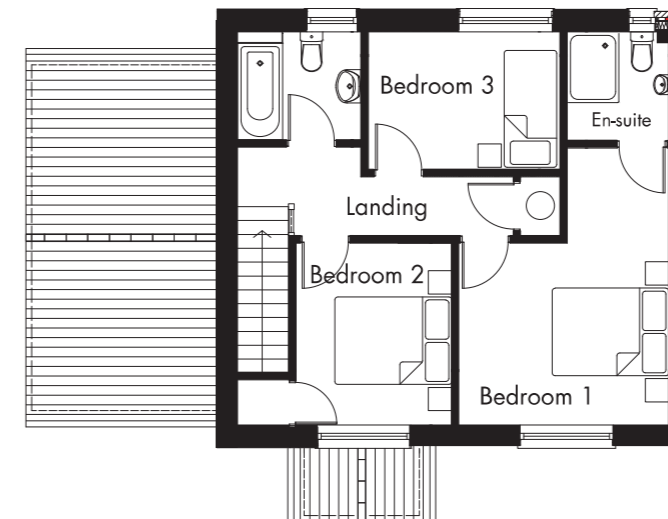
**AREA:**

111.5 sq m / 1201 sq ft



## Ground floor

Lounge/Dining	7150mm X 3379mm 23'4" X 11'0"
Kitchen	3475mm X 3019mm 11'4" X 9'9"
WC	1476mm X 1124mm 4'8" X 3'6"
Hall	3550mm X 1769mm 11'6" X 5'8"
Garage	2988mm X 6000mm 9'8" X 19'6"



## First floor

Bedroom 1	3475mm X 4598mm 11'4" X 15'0"
En-suite	1800mm X 1674mm 5'9" X 5'5"
Bedroom 2	2574mm X 3019mm 8'4" X 9'9"
Bedroom 3	3174mm X 2279mm 10'4" X 7'4"
Bathroom	2052mm X 1789mm 6'7" X 5'8"

Two three bedroom link detached houses with single garages. These properties have triple glazing, solar panels and an air source heat pump with a pleasing aspect of views over fields and the local countryside.

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# ...and relax

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# Pearmain

**PLOT(S):**

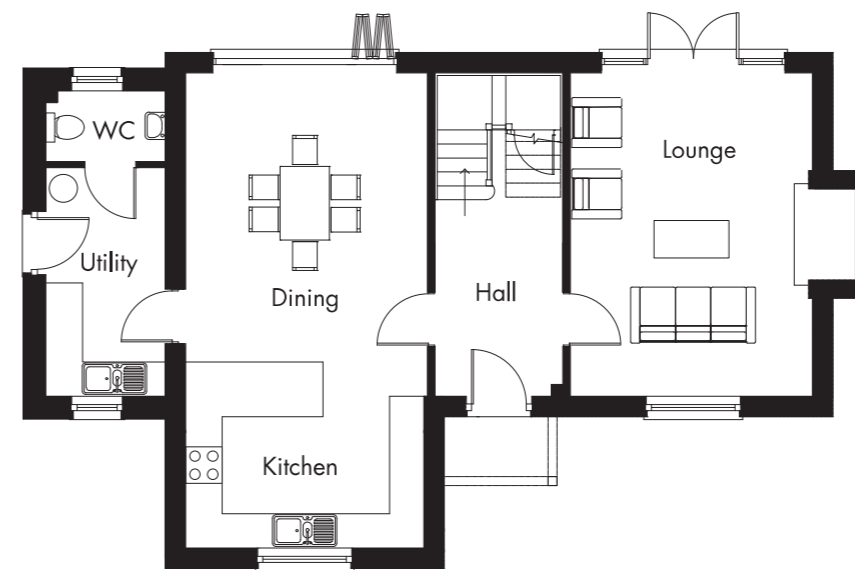
6, 8

**AREA:**

187 sq m / 2013 sq ft



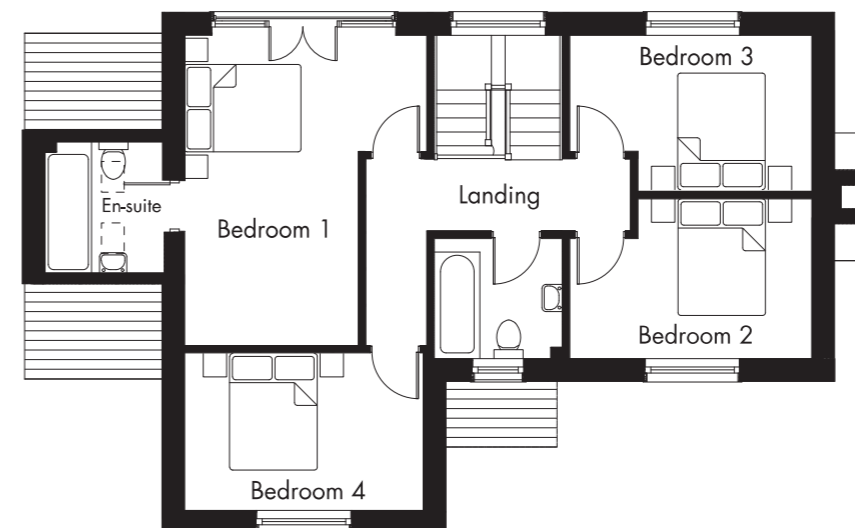
This development comprises two four bedroom detached houses each with a double detached garage and scope for future workspace within the garage attic. All three properties have triple glazing, solar panels, and an air source heat pump, with a pleasing aspect with views over fields and the local countryside.



## Ground floor

Lounge	3985mm X 5325mm 13'0" X 14'7"
Kitchen/Diner	3925mm X 7825mm 12'8" X 25'6"
Utility	1962mm X 3762mm 6'3" X 12'3"
WC	1962mm X 1163mm 6'4" X 3'8"
Hallway	3232mm X 5324mm 10'6" X 17'4"
Garage	6000mm X 6950mm 19'6" X 22'8"

(with scope for office / hobby room above)



## First floor

Bedroom 1	3983mm X 5110mm 13'0" X 16'7"
En-suite	1963mm X 2175mm 6'4" X 7'1"
Bedroom 2	9930mm X 2595mm 12'8" X 8'5"
Bedroom 3	3985mm X 2569mm 13'0" X 8'4"
Bedroom 4	3985mm X 2631mm 13'0" X 8'6"
Bathroom	2105mm X 1978mm 6'9" X 6'4"

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# *The heart of the home...*

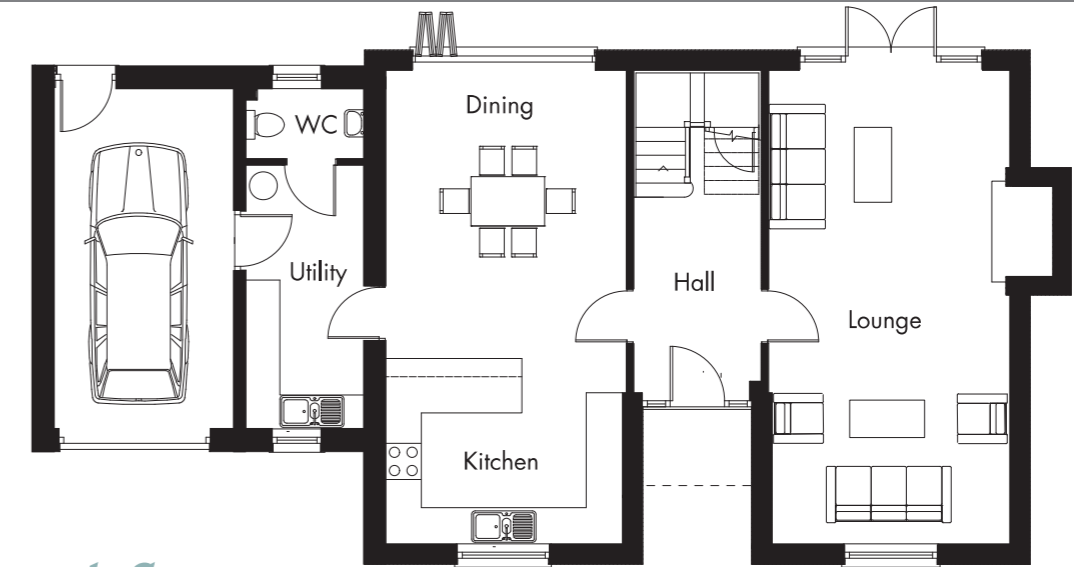
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# Evelina

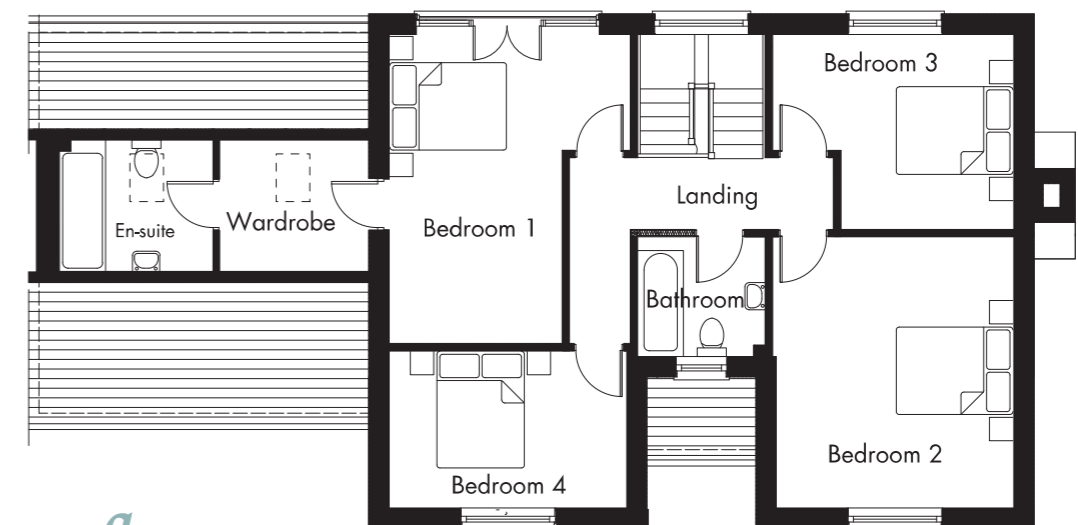
**PLOT(S):**  
7

**AREA:**  
190 sq m / 2045 sq ft



## Ground floor

Lounge	3985mm X 7825mm 13'0" X 25'6"	Utility	1962mm X 4362mm 6'3" X 14'3"
Kitchen/ Dinner	3985mm X 7825mm 13'0" X 25'6"	WC	1962mm X 1163mm 6'3" X 3'8"
		Garage	2970mm X 5670mm 9'7" X 18'6"



## First floor

Bedroom 1	3985mm X 5110mm 13'0" X 16'7"	Bedroom 2	3925mm X 4475mm 12'8" X 14'6"
Wardrobe	2478mm X 2175mm 8'1" X 7'1"	Bedroom 3	3985mm X 3222mm 13'0" X 10'5"
En-suite	2540mm X 2175mm 8'3" X 7'1"	Bedroom 4	3925mm X 2590mm 12'8" X 8'9"
		Bathroom	2105mm X 1978mm 6'9" X 6'4"

One four bedroom detached house with single garage. This property has triple glazing, solar panels, and an air source heat pump, with a pleasing aspect with views over fields and the local countryside.

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# Russet

**PLOT(S):**

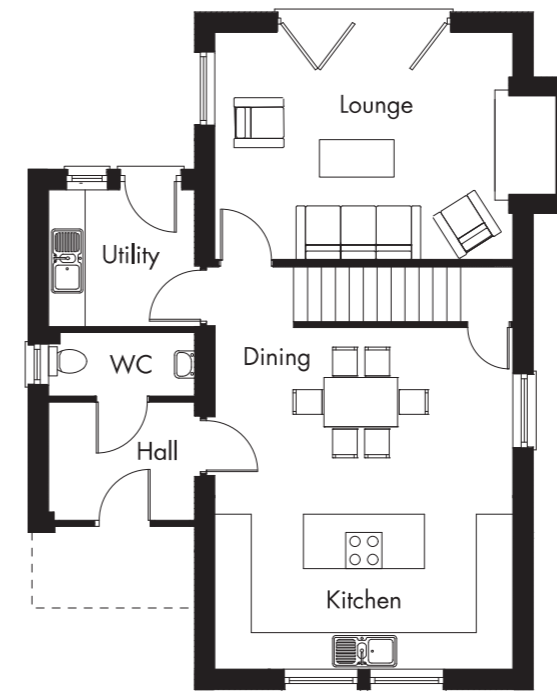
9

**AREA:**

162 sq m / 1744 sq ft

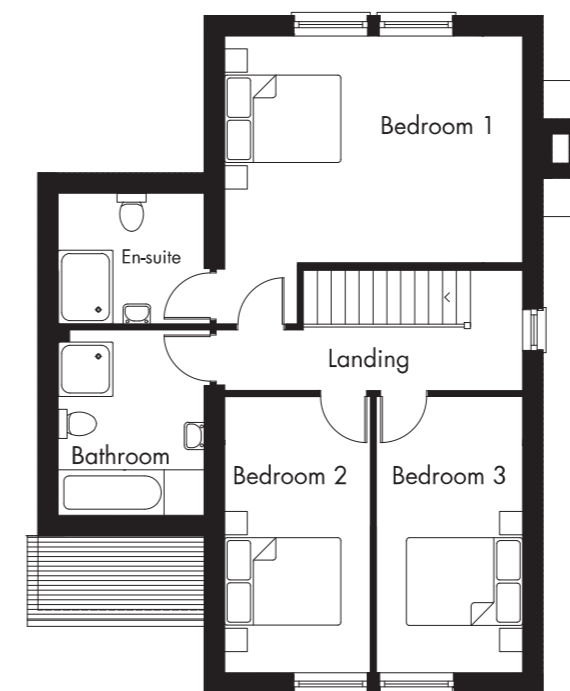


This development comprises one three bedroom detached house with a double garage. This property has triple glazing, solar panels, and an air source heat pump.



## Ground floor

Lounge	4925mm X 3753mm 16'1" X 12'3"
Kitchen/Dining	4925mm X 5650mm 16'1" X 18'5"
Utility	2413mm X 2263mm 7'9" X 7'4"
WC	2412mm X 1055mm 7'9" X 3'4"
Hallway	2412mm X 1813mm 7'9" X 5'9"
Garage	5000mm X 6000mm 16'4" X 19'6"



## First floor

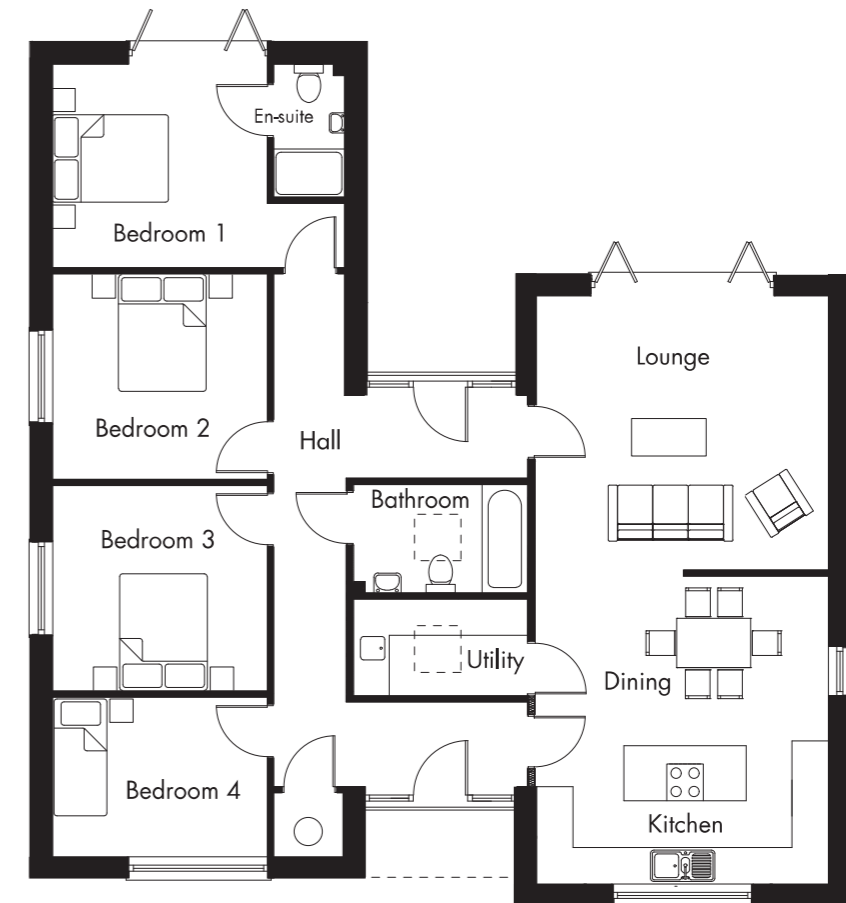
Bedroom 1	4923mm X 3750mm 16'1" X 12'3"
En-suite	2413mm X 2165mm 7'9" X 7'1"
Bedroom 2	4565mm X 2415mm 14'9" X 7'9"
Bedroom 3	4565mm X 2415mm 14'9" X 7'9"
Bathroom	2413mm X 3065mm 7'9" X 10'0"

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# Cameo

**PLOT(S):**  
10

**AREA:**  
166 sq m / 1787 sq ft



## Ground floor

Lounge	4825mm X 4537mm 15'8" X 14'5"	Bedroom 1	3552mm X 3365mm 11'8" X 11'0"
Kitchen/Dining	4825mm X 5093mm 15'8" X 16'7"	En-suite	2205mm X 1178mm 7'2" X 3'8"
Utility	2875mm X 1605mm 9'4" X 5'2"	Bedroom 2	3550mm X 3405mm 11'6" X 11'1"
Bathroom	2875mm X 1805mm 9'4" X 5'9"	Bedroom 3	3550mm X 3405mm 11'6" X 11'1"
Garage	6000mm X 6000mm 19'6" X 19'6"	Bedroom 4/ Study	3550mm X 2643mm 11'6" X 8'6"

One, large three bedroom detached bungalow. This property has triple glazing, solar panels, and air source heat pump.

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# Haynstone Court

PRESTON ON WYE  
HEREFORD  
(land next to HR2 9LL)



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Life  
PROPERTY GROUP