

# INIGO



## *Rosemond House*

CLIFFORD, HEREFORDSHIRE

£775,000 FREEHOLD

Overlooking its bucolic surroundings, Rosemond House is a beautiful 18th-century cottage in the village of Clifford, a six-minute drive from the ever-popular Hay-on-Wye. It unfolds over four storeys, encompassing over 2,600 sq ft of internal space and with an expansive garden at the rear. Apparent in every room, original Georgian features sit in harmony with a series of subtle, sensitive modern adaptations. A significant extension has been added to the rear, providing an airy open-plan kitchen and dining space that spills onto a terrace – an arrangement that comes into its own in the warmer months.

### *Setting the Scene*

Clifford is a village steeped in history, its roots reaching deep into the medieval fabric of the Welsh Marches. Once a strategic stronghold in the volatile borderlands between England and Wales, the village grew in the shadow of Clifford Castle, a motte-and-bailey fortification built shortly after the Norman Conquest. The castle now stands as a romantic and especially atmospheric ruin that Rosemond House looks out over.

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By the 12th century, Clifford had gained prominence through its association with the powerful de Clifford family, most notably Rosamund Clifford, the fabled mistress of Henry II -whose tragic story lingers in English lore and whose name is associated with the house. Clifford retains a much of its period architecture; stone cottages lie alongside Georgian and vernacular homes. Hay-on-Wye is a short drive away, as are the remarkable trails and routes that meander though the Bannau Brycheiniog (Brecon Beacons) National Park.

### *The Grand Tour*

Approached along a quiet country lane, the house is a characterful example of elegant Georgian symmetry. Its limewashed stone façade is punctuated by traditional sash windows and a central pedimented doorway framed in a gooseberry-fool green. The wrought iron fence was by local Whitney blacksmith, Nick Kerner.

The house's foundations (which can be seen in the cellar) are made up of the same stone as Clifford Castle. It is likely that an older, vernacular structure stood on the site before its current Georgian iteration that may have served some function to the castle.

The entrance opens to a traditional hall where flagstones with endearingly timeworn rounded edges run underfoot. An oak-spindled dog-leg staircase rises through the period footprint of the house.

Reception rooms unfold on either side of the entrance hall, both with elegant sash windows and bespoke wooden shutters by Bath Bespoke, designed to mirror original door design. In both rooms The drawing room is bathed in natural light and is painted in chalky tones of 'Old White' by Farrow and Ball. A Charnwood stove sits ensconced in the historic fireplace, accented with bullseye fire surround. There is a second Charnwood stove in the sitting room; currently used as a music room by the owners, it has embracing walls in tones of 'Andes Summit' by Benjamin Moore.

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Within a substantial extension to the rear of the plan is an open-plan kitchen and dining room. This especially airy space is defined by its sympathetic blending of modern and period styles. It is bathed in natural light from dual-aspect windows, and underfloor heating emanates from slate flags underfoot. Age-old stone walls undulate softly under limewash.

The kitchen is fitted with traditional cabinetry painted in 'Canvas V' by Paper and Paint Library and topped with a slate work surface. A Belfast sink, stainless-steel SMEG range and an oak-topped island completes the space. The kitchen opens seamlessly into the dining area, with French doors providing direct access to the fully enclosed courtyard garden beyond.

There is an adjacent shower room and laundry/utility room – perfect for washing off post-walk muddiness. Accessed from the courtyard, behind the utility room wall, there is a fully electrified workshop. The current owners have architect lead plans to connect to this to the house which would not require planning permission.

Adjoining the house at the front is a separate entrance hall with easy access to the kitchen, along with double French doors to the courtyard. There is also a spacious cellar below.

Four bedrooms are arranged across the upper storeys. The first floor hosts the principal bedroom; painted in peaceful tones with wood work picked out in a contrasting hue, this well-appointed space is centred around a period cast-iron grate and takes in lovely views over the garden and fields beyond. A small bedroom in ruddy tones along with well as a large, sky-blue panelled bathroom are also found on this floor.

The second floor reveals two further spacious bedrooms tucked into the eaves. Over the boot room, there is an additional space accessible by a separate staircase. Currently used as a studio, it would also make a private guest suite. The boot room and studio above have permission in place to be renovated into a self-contained rental unit or workspace. The planning application can be viewed, [here](#).

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### *The Great Outdoors*

A modest and well-tended front garden sets the tone for what lies beyond. It is bordered by a charming wrought-iron fence and roses, lavender, bay tree in front garden. A path is flanked by perennial borders that echo the planting at the rear.

The expansive rear garden reveals a series of cleverly composed spaces that blur the line between garden and landscape. A broad lawn unfolds gently toward a boundary of post-and-rail fencing, through which glimpses of open pasture and distant trees can be caught.

Mature trees cast dappled shade, while a cluster of outdoor seating provides a vantage point for morning coffee or long summer afternoons watching the changing light. With view down the Wye Valley, the garden feels at once designed and unfussy, an extension of the house's quiet elegance, open to both solitude and conviviality.

The enclosed courtyard garden is paved with local stone and bordered with espalier crab apple trees.

### *Out and About*

Clifford is a peaceful village rich in history and community spirit. It sits just three miles from Hay-on-Wye, famed for its literary festival, independent shops and vibrant arts scene. The Whitney-on-Wye wooden toll bridge (a beloved local landmark) lies nearby, providing a scenic crossing over the River Wye. Clifford Common, a nature reserve that runs the length of the old railway line alongside the Wye. The area is a haven for walkers, kayakers, and lovers of the Black Mountains and Brecon Beacons, which lie within easy reach. Off Grid Gourmet is a walking distance from the house, providing good food in a beautiful rustic setting. Artistray Cider and Orchard is a celebrated local purveyor of natural ciders. Clifford also has popular nursery and primary school. Rosemond House is in the catchment for Fairfield High School.

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Hay-on-Wye is best known for its annual literary gathering, the Hay Festival, once described as “the Woodstock of the mind”. The town hums year-round with intellectual and artistic energy. Among its many delights is Richard Booth’s Bookshop, a storied institution complete with its own cinema, and The Old Electric Shop, a beautifully curated space where contemporary crafts sit alongside vintage curiosities. Upstairs, a bright and airy café serves inventive vegetarian fare with a local sensibility.

Hay also has plenty of culinary pleasures: Chapters has quietly earned a reputation for fine, seasonal cooking, while Shepherds, beloved for its sheep’s milk ice cream, draws queues from near and far. Hay Castle, newly restored, is a centre for arts, culture and learning, its calendar filled with talks, exhibitions and workshops that animate the town throughout the year.

The surrounding landscape is every bit as compelling. The River Wye lies just five minutes’ walk from the house, offering opportunities for wild swimming, canoeing and peaceful riverside walks. Nearby Cusop, with its parish church and village hall, marks the western edge of the English border. Its wooded dingle – once home to a string of water mills – now provides a tranquil backdrop for nature walks. The Dulas Brook winds through the valley, a haven for kingfishers, trout and the occasional otter, and connects directly with Offa’s Dyke Path and the sweeping trails of the Black Mountains.

Beyond Hay, the borderlands unfold with gentle splendour. Presteigne, a short drive away, offers a fine fishmonger, greengrocer and the much-loved pizzeria Daphne’s. Ludlow and Ledbury are also within easy reach.

Hereford is a short drive from the house and runs direct rail services to London Paddington in under three hours. The cities of Cheltenham, Cardiff and Bristol are all comfortably reachable by car in under two hours.

Council Tax Band: F

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.