



Leys Hill ROSS ON WYE Herefordshire HR9 5QU
£675,000 Freehold

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A beautifully situated detached converted barn of exceptional quality located in an enviable, elevated rural location with picturesque views. Separate barn with studio, potential annex. Standing in gardens and paddocks approaching 2 acres situated about 4 miles South of Ross on Wye.

The property was converted some years ago and then more recently refurbished to a very high standard retaining and enhancing the character features of the property with oak doors and flooring, exposed beams and stone walls to some rooms. The views from the property are a main feature with the paddocks extending to the front, ideal for equestrian use with miles of riding available in the surrounding countryside.

Leys Hill lies in the parish of Walford, approximately 4 miles South of Ross on Wye. Within Walford there is a gastro Public House, Primary School, Church and Village Hall. Within walking distance of the property there is a good local Inn.

Good commuting links can be gained to Hereford, Gloucester and Cheltenham approximately 14, 18 and 25 miles away respectively. Good road links can be gained to the Midlands via the M50 and M5 and the South West/South Wales via the A40/M4.

- * Reception Hall * Cloakroom/W.C * Luxurious Hi-Tech Orangery Livin Room
- * Sitting Room * Kitchen/Dining/Family Room * Utility Room
- * Three Double Bedrooms * En-Suite Bath/Shower Room
- * Family Bathroom * Garage & Studio * Oil Fired Central Heating
- * Double Glazing * EPC Rating: D





uPVC double glazed front entrance door with uPVC double glazed side panels leads into:

Reception Hall: With oak flooring, radiator and oak door leading to:

Cloakroom:

Recently re-fitted, contemporary style white suite with Shaker style vanity unit, mono block mixer tap, low level WC. Part tiled walls. Heated chromium towel radiator. Lancet window.

Character Sitting Room: 23'9" x 12' (7.24m x 3.66m) plus square bay:

Double Glazed square bay window to front aspect with spectacular views to surrounding countryside. Exposed beam ceiling. Impressive stone fireplace housing wood burning stove on a stone slab hearth. Additional windows to the side aspects with views and outlook over court yard garden. Two radiators, power points. uPVC double glazed door to

Orangery 'Livin Room': 12'9" x 12' (3.89m x 3.66m).

By High-tech Cheltenham a wonderful new addition, this fabulous extra room takes full advantage of the stunning location with fabulous countryside views. Innovative in design with a fabulous atrium style glass and solid roof fitted with high quality thermal blinds. Power point. Porcelain tiled with French doors to outside.

From Main Reception Hall: Three steps lead up to:

Inner Hallway:

With full turn staircase to first floor, useful storage cupboard, oak flooring, radiator and door to:

Fantastic Dining/Kitchen/Living Area: 28'6" x 13'8" (8.69m x 4.17m)

A splendid room offering space and light in abundance. The kitchen area is beautifully fitted with a range of cream base and matching wall units with feature leaded display cupboards, corner unit, integrated larder fridge and dishwasher. Granite work surfaces with under mounted stainless steel sink unit with mixer tap. Large oil fired 'Aga' set into a brick recess with arch over and tiled surround. Recessed ceiling down lighters. Large picture double glazed window to front aspect with superb rural views.

Dining Area: 13'8" x 12' (4.17m x 3.66m) approx:

With windows to three sides flooding the room with natural light. Slate flooring, radiator, wall light points and power points.

From Inner Hall: Door leads to:

Utility Room: 13'10" x 7'3" (4.22m x 2.21m)

Extremely well fitted, ideal to use as a summer kitchen when the main Aga is not in use. The room is fitted with an excellent range of base and matching wall units with granite work surfaces and under mounted stainless steel sink unit with mixer tap. Built in 'Siemens' electric oven with hob and extractor hood over. Plumbing for washing machine, space for tall fridge/freezer. Window to rear aspect and stable door to rear garden. Recently fitted in 2015 Worcester oil fired boiler supplying domestic hot water and central heating, access to small roof space.

From Inner Hall: Staircase leads to first floor landing:

With large double glazed window to front aspect, radiator, door to Airing Cupboard with light. Door leading to:

Master Bedroom Suite: 25'6" x 11'9" (7.77m x 3.58m) (overall dimension) incorporating En-Suite Bathroom

The main bedroom area has double glazed windows to three sides, again flooding the room with natural light and taking full advantage of the superb rural outlook. Doors to built in double wardrobe and additional storage cupboard. Radiators, power points.

Luxury En-Suite Bath/Shower Room:

with glazed double shower cubicle, bath with side mounted taps. Wall hung wash hand basin with mono block mixer tap. W.C with concealed cistern, polished and filled 'Travertine' flooring and walls with in built display/storage niches. Ceiling spotlight, chromium heated towel rail. Lancet window to rear aspect, access to roof space.

Bedroom 2: 13'9" x 11'1" (4.19m x 3.38m)

A lovely light double room with double glazed windows to front and side aspects again with views. Radiator, power points and wall light points.

Bedroom 3: 10'10" x 10' (3.3m x 3.05m)

With double glazed window to rear aspect. Wall light points, radiator and access to roof space.





Bathroom:

With modern oak panelled bath, 'Heritage' pedestal wash hand basin, low level W.C. Corner glazed and tiled shower cubicle. Part tiled walls, window to rear aspect, radiator.

Outside:

The property is approached from a small country lane which leads to a shared private lane where five bar gated access leads to the gravelled drive way to the property leading to the parking and turning area.

Useful stone barn with annex potential currently providing: **Open Car Port: 15'4" x 9'4" (4.67m x 2.84m)**. Additional **Car Port/Open Storage area** of similar size and door into:

Home Office/Hobbies Room/Studio: 18' x 15'7" (5.49m x 4.75m): With window to front and fabulous wide French doors leading out to stone sun terrace also giving stunning views. Distressed effect quality laminate flooring, power points, light, exposed stone elevation, stairs lead to loft storage area with light and 'Velux' window.

Wrought iron gate leads from the drive way into the landscaped court yard area with central pond and rockery well stocked with an array of plants. Adjacent rustic brick built BBQ covered in climbing plants. The remaining gardens are laid to lawn, herbaceous beds, numerous sunny sitting areas taking advantage of the views. Fenced chicken run, small enclosed paddock. A small orchard with cherry, pear, plum and tayberry tree's. The rest of the land is laid to paddock.

Agents Notes:

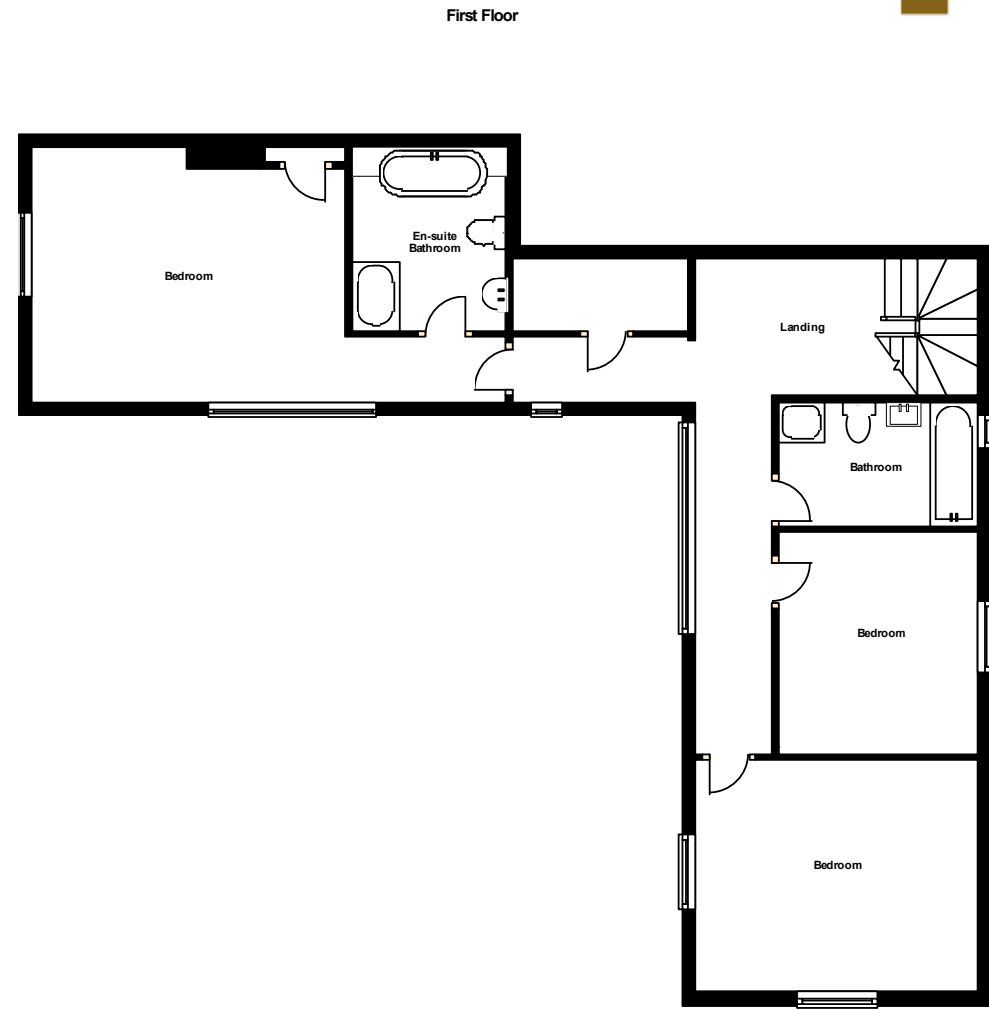
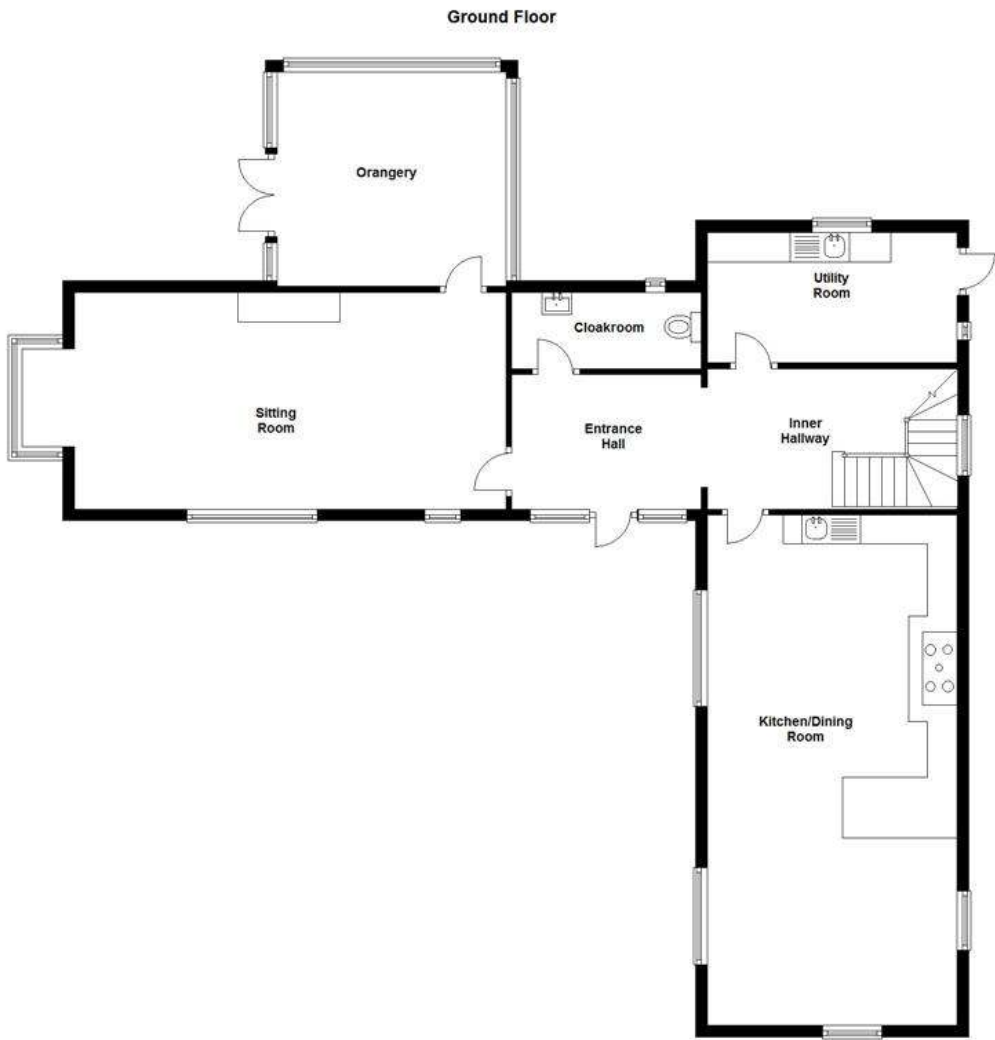
There is an easement giving access into the neighbouring field, although we understand it has not been used since approximately 2008.

Directions:

From Ross on Wye, take the B4234 South. Continue for approximately four miles passing through the village of Walford, passing the turning to Kerne Bridge. Pass the Inn on the Wye Public House on the left hand side and take the next turning sign posted Leys Hill. After approximately half a mile take an un-marked track to the left where the sign to Hazelhurst Farm can be seen. Proceed along the track where the five bar gate entrance can be found leading to the property.







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