

Hamilton Stiller



- 4 Bedrooms
- Open-Plan Living
- Architect Designed
- Holiday Let Potential £2400 pw
- EPC D

Up Beyond, Symonds Yat, Ross on Wye, Herefordshire, HR9 6BN

Guide Price £845,000

A Unique and Stunning Architect-Designed Property in Grounds Approaching One Acre in a Magnificent Setting in an Area of Outstanding Natural Beauty. Open-Plan Living - High Specification Throughout - Unspoilt Views over the River Wye and the Surrounding Countryside.

* Potential to generate a holiday let income of £2,400 per week in high season *



Property Description

THE PROPERTY

A truly unique property with a magnificent backdrop in an idyllic and tranquil setting. Lovingly designed and built in 2008, the property offers an eco-friendly, contemporary lifestyle with high-specification finishes throughout. Full-height Scandinavian windows and sliding glass doors frame the views from almost every vantage point within the house.

The main entrance hall gives access to the garage, to the spacious utility room that houses the biomass storage units and to a large games/hobby room and a cloakroom. A bespoke cherry wood and glass staircase leads up to the magnificent open-plan living area; here, the Santos kitchen, with Corian topped work-surfaces and superb central island, has a Miele oven and induction hob, double fridge-freezer, dishwasher, a wine fridge and a Quooker (100°C) tap. The flooring in the kitchen, living and dining areas is a strikingly dark limestone, supplied by Mandarin, beautifully complementing the hand-crafted stone wall in the living area. The stone wall, which uses locally sourced stone, incorporates a fire-place and log store. There are three double bedrooms on this main floor, two of which have sliding glass doors out to the garden.

The master suite, on the first floor, is entered via the impressive en-suite with tiles that echo the rock-face behind the house. A door leads through to the main bedroom, past the simple and well-planned dressing room to the master bedroom which offers outstanding views. A sliding door leads from the bedroom to the private balcony, adjacent to the sedum 'living' roof, to offer a space for meditation, yoga or simply as a sublime vantage point. Both the family bathroom on the ground floor and the en-suite to the master bedroom are by Kaldewei: sleek and iconic, to perfectly complement the property.



This may also be a good option as a second home, with holiday let potential (subject to the necessary consents) which could generate in the region of £2,400 per week in high season

LOCATION

Symonds Yat is in the heart of a designated Area of Outstanding Natural Beauty: the surrounding countryside offers a number of leisure activities including mountain biking, canoeing, rock climbing, walking and a host of other outdoor pursuits. Whitchurch, just one mile away, has a primary school and a superb village store. Monmouth, home to the renowned Haberdashers' Schools, is 5 miles away and Ross-on-Wye is 7 miles, offering a wide range of amenities.

Distances:

Hereford 17 miles

Chepstow 21 miles

Gloucester 24 miles

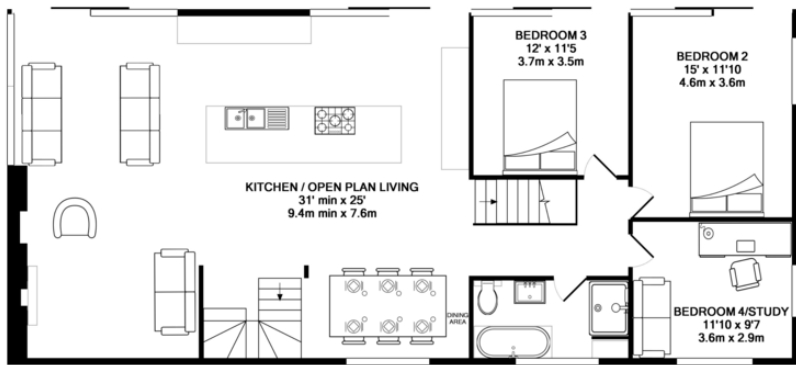
M50 motorway 8 miles

M4/M48 motorway 23 miles

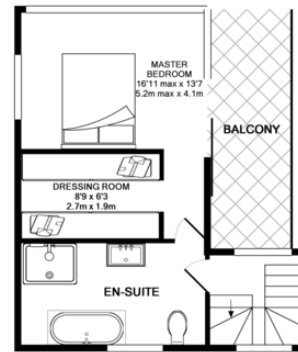
Bristol Airport and Cardiff Airport 55 miles

OUTSIDE

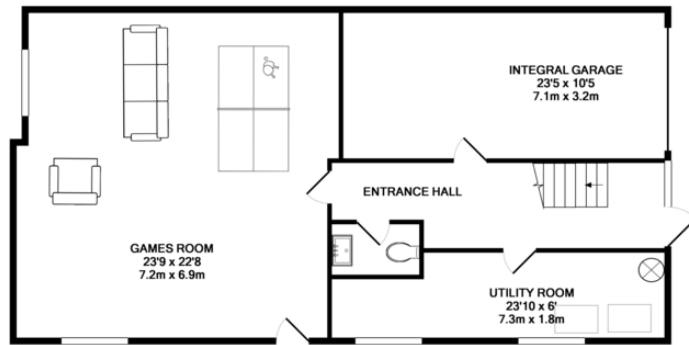
The property is approached via the driveway that sweeps upwards to the parking area and integral garage at the lower ground floor level. The main area of garden to the front of the house shares the same clean, geometric lines as the property itself, with clearly defined spaces described by natural materials: a wooden deck leading to a beautifully levelled lawn, softened at the edges with natural stones, ferns and gently sculptured hedges beyond, all framing the views across the valley. A slate patio, complete with fire pit, perfect for outdoor entertaining, sits next to old moss-covered stone steps and newer wooden steps up to the next level where a wood-fired hot-tub and further seating area provide more elevated views. A few steps



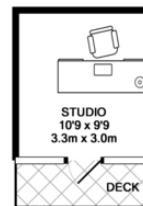
GROUND FLOOR
APPROX. FLOOR
AREA 1391 SQ.FT.
(129.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 1106 SQ.FT.
(102.8 SQ.M.)



GARDEN ESCAPE
APPROX. FLOOR
AREA 105 SQ.FT.
(9.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2982 SQ.FT. (277.1 SQ.M.)

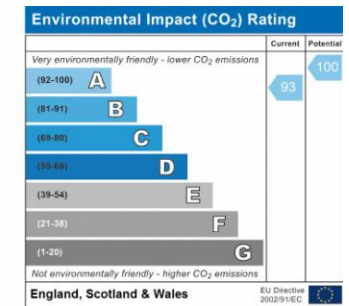
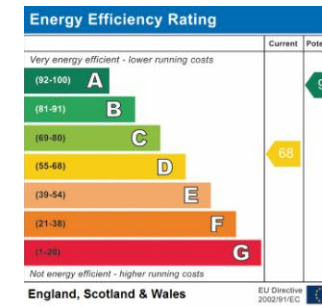
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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further brings you to the detached garden room, currently used as an office but this 'retreat within a retreat' would equally make a superb studio for an artist or writer. The remainder of the grounds are mainly wooded, with a variety of trees against the stunning backdrop of the rock-face itself.

PRACTICALITIES

- Biomass under-floor heating throughout
- Argon-filled double glazing
- Sedum 'living' roof
- Council Tax F, Herefordshire Council
- Mains water and electricity
- Private drainage via septic tank
- Fibre optic broadband available

VIEWING ARRANGEMENTS



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements