

# Bramley Barn Ross-on-Wye



ROSCOE ROGERS KNIGHT  
*Town and country properties*







# Bramley Barn

## Ross-on-Wye

This outstanding, 5-bedroom, Grade II listed barn conversion is set in a truly idyllic rural location. Set in 2.2 acres of beautifully landscaped formal gardens, sun terraces and an enclosed paddock of pastureland overlooking the neighbouring apple orchard. Sympathetically extended and restored, offering beautifully appointed accommodation over three floors with a wealth of character and original features throughout. Private sweeping driveway and substantial detached double garage.

The property is traditionally constructed with an exposed stone exterior and inset wooden framed double-glazed windows and doors set under a pitched tiled roof. Internal features include original arrow slit windows with oak lintels and slate sills, part glazed and vertically boarded doors with Suffolk latches, exposed beams, trusses and stonework, a feature inglenook fireplace and a combination of wooden boarded, slate and carpeted flooring. An LPG fired central heating system supplies domestic hot water and heating to radiators throughout.

**The main entrance is from the front garden through a wooden framed door with matching full height side panels into:**

### **DINING ROOM: 6.60m x 3.66m (21'8" x 12'0")**

French doors to back with feature full height side panels accessing rear gardens and sun terrace. Internal window to side into kitchen/breakfast room. Turning staircase with turned wooden balustrading and newel posts up to the first floor galleried landing. Doors into the following:



### **CLOAKROOM:**

Frosted arrow slit window to front. A white suite comprising a low level W.C and pedestal wash basin. Door into cloak cupboard with shelving and hanging rail. Tiling to dado height along two walls.



**LIVING ROOM: 6.60m x 6.16m (21'8" x 20'3")**

An impressively proportioned principal reception room, windows to back and arrow slit windows to front and side. Feature stone inglenook fireplace with matching hearth and wooden mantel over housing Clearview wood burner. Recesses either side with bespoke fitted cabinets and display shelving.



**KITCHEN/BREAKFAST ROOM: 6.76m x 3.96m (22'2" x 12'12")**

Dual aspect windows to back and side. Quartz worksurfaces along two walls with a tiled splashback surround and an adjoining wooden circular breakfast bar, inset Belfast style sink and electric Neff hob. A range of wooden panelled cupboards and drawers set under with wine rack, integrated dishwasher and space for an Aga cooking range with concealed extraction fan and lighting over and large bespoke oak framed hood. Space for American style fridge/freezer. Door into pantry with a range of fitted shelving and storage. Power and light.



**UTILITY ROOM: 1.96m x 2.57m (6'5" x 8'5") Average**

Arrow slit window to front. "L-shaped" butcher's block work top with inset Belfast style sink and tiled splashback surround. Wooden panelled cupboards and drawers set under with space and plumbing for washing machine/tumble dryer. Complementary tall unit housing electric integrated oven/grill. Wall mounted gas boiler and consumer unit at high level. Part glazed stable door into:

**SIDE PORCH: 1.49m (average) x 2.33m (4'11" x 7'8")**

Windows to side and front, external door to side accessing rear garden.

**FIRST FLOOR GALLERIED LANDING: 6.60m (max) x 3.66m (21'8" x 12'0")**

Turning staircase with wooden balustrading and turned newel posts up to the second-floor galleried landing. Doors into the following:





**BEDROOM ONE: 6.66m (max) x 3.92m (21'10" x 12'10") opening to 6.49m (21'4")**

A generous principal bedroom suite with picture and arrow slit windows to three aspects enjoying far reaching countryside views. Integrated wardrobe with hanging rail and shelving. Two further integrated cupboards one which houses the hot water cylinder.



**EN-SUITE BATHROOM:**

Frosted arrow slit window to front. A white suite comprising a low-level W.C, pedestal wash basin and a roll top bath with shower head over. Sectional radiator and chrome towel rail. Electric underfloor heating.



**BEDROOM TWO: 3.86m (average) x 4.24m (average) (12'8" x 13'11")**

Two arrow slit windows to front and window to side. Integrated wardrobe with hanging rail, ample storage and shelving.



**ANTI ROOM: 2.38m x 3.05m (7'10" x 10'0")**

Arrow slit window to back. Integrated wardrobe with hanging rail, shelving and ample storage. Through archway into:

**STUDY/BEDROOM THREE: 2.35m x 3.54m (7'9" x 11'7")**

Window to side and two arrow slit windows to back with pretty garden views.

**FAMILY BATHROOM:**

Arrow slit window to front. A contemporary suite comprising a low level W.C, pedestal wash basin and bath with mixer valve and shower head over. Chrome ladder style radiator. Tiling to wet areas.



## SECOND FLOOR GALLERIED LANDING:

Doors into the following:



## BEDROOM FOUR: 6.71m x 3.81m (22'0" x 12'6")

Window to side. Ample under eaves storage.

## SNUG: 2.34m x 3.32m (7'8" x 10'11")

Vaulted ceiling. Doors into:



## SHOWER ROOM:

Vaulted ceiling. White suite comprising a low-level W.C, vanity unit with inset wash basin and shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator.

## BEDROOM FIVE: 2.34m x 3.81m (7'8" x 12'6")

Vaulted ceiling with window to side. Under eaves storage.



## OUTSIDE:

Bramley Barn is approached by way of a quiet country lane leading to its impressive gated, long and sweeping driveway which is flanked by wooden post and wire fencing. The paddock its set on one side and is currently used for grazing livestock. The meandering drive opens up to a gravelled parking/turning area which accesses the:

## DOUBLE DETACHED GARAGE: 6.50m x 6.65m (21'4" x 21'10")

Stone construction with a concrete base, two garage doors to the front, window and secondary door to side all set under a pitched tiled roof. Wooden stairs up to loft storage. Power and light.



### GARDENS:

The front garden is beautifully landscaped with shaped level lawned areas featuring a well-stocked wildlife pond and a wooden constructed summer house with a raised sun terrace and seating area. Adjacent to the side porch is a charming wooden pergola draped in lush grape vines and a thoughtfully designed edible garden with raised beds. A decorative metal gate opens up to the extensive sun terrace adjoining the dining room, creating an ideal space for alfresco dining and entertaining. Steps descend to the beautifully manicured lower lawn bordered by well-maintained herbaceous plants and trees. Another metal gate accesses an enclosed garden with a greenhouse and very useful space for garden storage.



### SERVICES:

Mains electric and water and LPG fired central heating system. Private drainage Council Tax Band G. EPC Rating D. Fibre Broadband.

### DIRECTIONS:

Follow the A40 towards Ross on Wye. At Whitchurch turn left onto A4137 towards Hereford. Follow the road for approximately 2.8 miles, at the second signpost for "Glewstone" turn right. Continue along this lane for approx. 0.3 miles then take a left onto "Daffaluke Lane" pass Daffaluke House then turn left and almost immediately take the top right-hand track (before the rusty 5-Bar metal gate), Bramley Barn can be found at the end of the drive."

## Asking price of £1,240,000

### Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
  - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
  - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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