



PENCRAIG

Guide price **£725,000**



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FAIRFIELD HOUSE

Ross-on-Wye, Herefordshire HR9 6HR



Beautiful detached family home
Popular location close to the town centre
Ample off road parking & garage

A five bedroom detached house nestled within a plot approaching half an acre, with enclosed gardens, off road parking and a double garage. The property is situated conveniently between Monmouth and Ross-on-Wye.

Ross-on-Wye is a charming market town positioned within the Wye Valley Area of Outstanding Natural Beauty hosting a variety of shops, food and drink options for eating out, all whilst having various transport links to neighbouring towns and accessible road links to the A40 and M50.

Monmouth's bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants. Monmouth also benefits from highly rated independent schools and an exceptional comprehensive school. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.



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KEY FEATURES

- Detached five double bedrooms, three reception room
- Spacious & versatile living accommodation
- Ensuite to principal bedroom
- Off road parking & double garage
- Plot approaching half an Acre
- South Westerly facing Countryside Views



STEP INSIDE



As you step through the inviting porch, you're greeted by a spacious hall boasting a large cloak cupboard and convenient access to various rooms and amenities.

The sitting room features a rear window and patio doors leading to the garden, which provides a useful space for a study or play room, while the living room boasts a charming bay window overlooking the front, accompanied by a marble fireplace with a gas fire insert and an open-plan layout to the dining room.

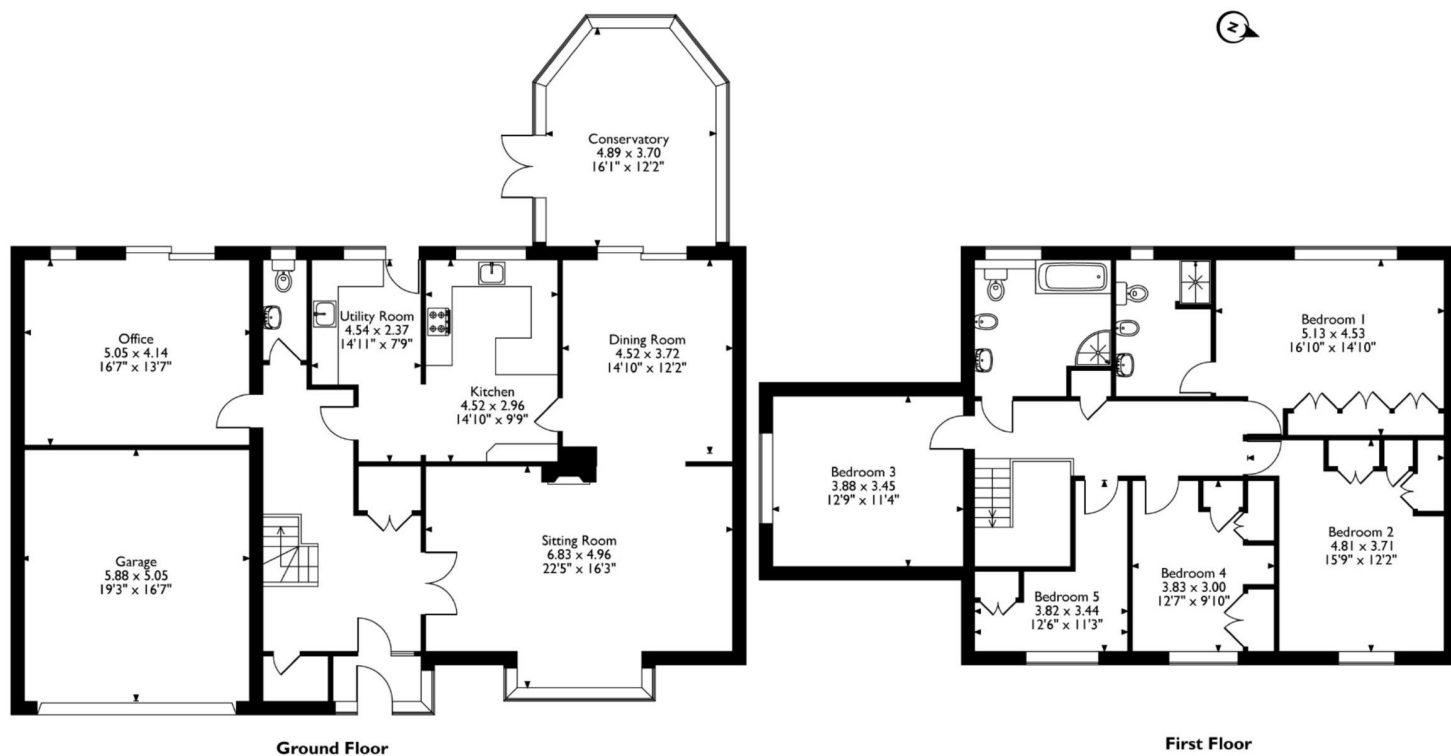
The dining room seamlessly connects to the kitchen and the conservatory, offering a delightful space to entertain or unwind with its patio doors. The conservatory itself offers breathtaking views, a ceiling fan, and direct access to the garden.

The kitchen is fitted with wall, base and drawer mounted units, complete with modern amenities including twin ovens, a gas hob, integrated fridge and freezer, and a breakfast bar, all complemented by a tiled floor that extends into the utility room.

Speaking of which, the utility room provides further convenience with fitted cabinets, plumbing for white goods, and access to the garden.

A cloakroom with essential facilities is also conveniently located to the ground floor.

Approximate Gross Internal Area
 Main House = 249 Sq M/2680 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 277 Sq M/2981 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascend the stairs to the galleried landing, where you'll find access to the roof space, an airing cupboard, and entryways to the five bedrooms and family bathroom.

The principal bedroom boasts a rear window, fitted wardrobes, and an en-suite complete with a double shower enclosure and bespoke washstand.

Bedroom two offers a front-facing window and ample storage space, while Bedroom three features built-in furniture in pristine white. Bedroom four enjoys natural light from the side window, and Bedroom five includes a built-in storage cupboard.

Completing the first floor is the family bathroom, featuring a rear window, a shower enclosure with a direct shower, a bath, underfloor heating, and exquisite tiling throughout. Experience the epitome of comfort and elegance in this exceptional home.

STEP OUTSIDE



This property offers ample parking space for three vehicles in front of its double garage, providing convenient access. A gate leads to the enclosed rear garden, where you'll find a beautifully landscaped south-facing garden. The garden features expansive lawns adorned with ornamental oak, cedar and ash trees, providing shade and tranquility.

Among the mature greenery, you'll discover well-tended beds and borders boasting mature shrubs, a hidden gem awaits in the form of a sunken walled garden, ideal for a BBQ area and a space to unwind. Discretely located at the side of the house is a poly tunnel.

For outdoor gatherings and relaxation, a sunny and sheltered patio stretches along the rear of the house, offering the ideal spot to enjoy the sunshine and entertain guests.

INFORMATION

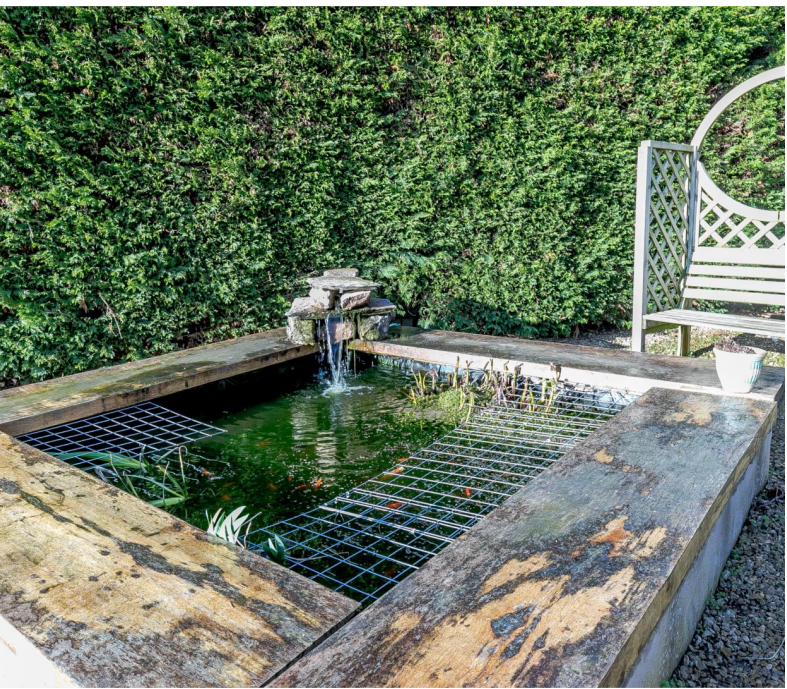
Postcode: HR9 6HR
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Private
EPC: E





DIRECTIONS

From our office in Ross-on-Wye head towards Wilton Roundabout, taking the first exit towards Monmouth, after approx. 5 miles, make a u-turn heading back towards Ross-on-Wye, where the property can be found tucked away on the left hand side via our for sale board.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 40 | 56 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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