



WALFORD

Offers over **£950,000**



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HOLCOMBE LODGE

Bulls Hill, Ross-on-Wye, Herefordshire HR9 5SD



Charming four bedroom detached property
Spacious living accommodation
Gardens & grounds approaching 3 Acres

Occupying one of the most glorious positions in south Herefordshire, with breathtaking views, this remarkable detached residence nestled in the serene setting of Bulls Hill, just a stone's throw away from Walford village.

Walford offers an extremely popular and highly rated Primary School, Gastro Public House, Church and Village Hall.

The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.



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KEY FEATURES

- Charming four bedroom detached property
- Spacious living accommodation with various reception rooms
- Highly sought after location
- Attractive barns with potential for further development
- Ample off road parking, detached double garage
- Gardens & grounds approaching 3 acres



STEP INSIDE



Step through the front door of this charming cottage, believed to have roots dating back to the early 1800s, and immerse yourself in its timeless elegance. The journey begins in the spacious dining room, where exposed stone accents and ceiling beams echo the heritage of the home.

Two front-facing windows bathe the room in natural light, complementing the warm ambiance. An inviting doorway leads to the kitchen/breakfast room, a harmonious blend of tradition and modern convenience.

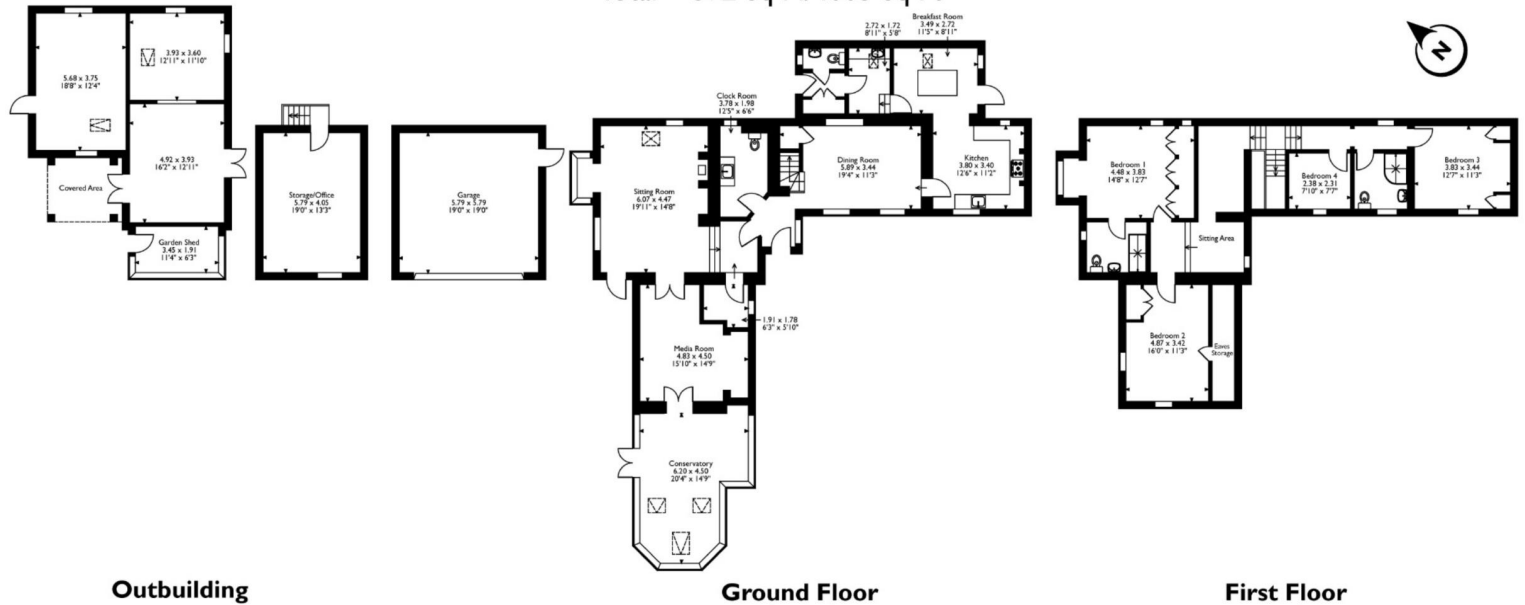
In the kitchen, discover a collection of shaker-style units seamlessly integrated with built-in appliances, including a large fridge and dishwasher. The focal point is a magnificent range master cooker. An island breakfast area, complete with storage and seating, is illuminated by a velux ceiling skylight, creating a cheerful atmosphere.

Adjacent to the breakfast area lies a practical utility room, offering space for essential white goods, with a convenient door leading to a separate W.C. And access to the garden. Back in the entrance hall, a contemporary, partly tiled cloakroom adds convenience with its modern amenities.

Continue your exploration to the inviting sitting room, bathed in natural light from its triple aspect windows. A striking bay window frames spectacular views, while a Hwam wood-burning stove nestled within a feature fireplace adds warmth and character.

Double doors beckon you into the versatile cinema room, adaptable to your lifestyle needs as a playroom or office. From here, step into the conservatory, offering panoramic views and a seamless connection to the garden through French doors.

Approximate Gross Internal Area
 Main House = 252 Sq M/2713 Sq Ft
 Garage = 34 Sq M/366 Sq Ft
 Outbuildings = 86 Sq M/926 Sq Ft
 Total = 372 Sq M/4005 Sq Ft



Outbuilding

Ground Floor

First Floor

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.

Completing the ground floor is a dedicated office, strategically positioned for privacy yet within easy reach of the living areas.

Across the landing, discover bedrooms three and four, each offering comfort and storage options.

Ascend the oak and glass staircase to the first-floor landing, where four bedrooms await along with a family shower room.

The well-appointed family shower room features a cubicle with a mains shower, tiled walls, and modern fixtures.

The principal bedroom boasts a bay window capturing breathtaking vistas, ample fitted wardrobe space, and an ensuite shower room. The adjacent second bedroom also enjoys generous proportions and fitted wardrobes, benefiting from dual-aspect windows, again taking in the views.

STEP OUTSIDE



Approach this magnificent property through a grand splayed entrance, flanked by stone walls and elegant wrought iron gates. A sweeping tarmac driveway greets you, leading to a vast parking and turning area that offers convenience and space for multiple vehicles. The driveway leads to a detached double garage which has an up-and-over door for access, a convenient side door adds practicality, while an exterior iron staircase leads to the versatile office/games room above an ideal space for those seeking a tranquil workspace within the comforts of home. This space could also be easily transformed into a separate self-contained annexe, offering privacy and independence (subject to necessary consents). Additionally, on the property stands a substantial stone barn, brimming with potential, these barns could be converted into further living accommodation, again subject to the necessary planning consent.

Step onto the large sun deck at the rear of the property, which really takes in the panoramic views this property possesses, a delightful space for outdoor gatherings and relaxation. The property also benefits from extensive grounds and woodland surrounding the residence, adorned with a variety of trees that create a picturesque natural backdrop. versatility, and endless possibilities.

INFORMATION

Postcode: HR9 5SD

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From Gloucester Road Follow the road and take the left turn just before the market place onto High Street. Follow onto Walford Road for around 1.7 miles then turn left towards Bulls Hill, continue on Bulls Hill for approx. 0.5 miles where the property can be found on the right 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	62	76
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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