



LEYS HILL

Guide price **£675,000**



WINDSONG BARN

Leys Hill, Walford, Ross-on-Wye, Herefordshire HR9 5QU



Beautifully renovated four-bedroom semi-detached barn conversion
Spacious open-plan kitchen
Idyllic Leys Hill location, rural yet close transport links

Nestled in the picturesque and sought-after location of Leys Hill, this stunning four-bedroom semi-detached barn conversion has been meticulously renovated to an exceptional standard. Blending modern living with charming character, the property offers an impressive open-plan layout and stylish finishes throughout.

Leys Hill is a charming and peaceful hamlet nestled in the scenic Herefordshire countryside. The nearby village of Walford provides convenient local amenities, including a primary school, church, and village hall, while Ross-on-Wye, just a short drive away, offers a wider range of shops, supermarkets, cafes, and restaurants. The town also provides excellent transport links, with access to the M50 and A40, making it easy to reach Gloucester, Hereford, and beyond.

Outdoor enthusiasts will appreciate the wealth of scenic walking, cycling, and hiking trails, with the Wye Valley Area of Outstanding Natural Beauty and the Forest of Dean on the doorstep. The River Wye itself is popular for kayaking, paddleboarding, and fishing, offering plenty of opportunities to enjoy the outdoors.

Leys Hill perfectly balances rural seclusion with accessibility, making it a desirable location for those looking to enjoy countryside living without being too far from essential amenities.



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KEY FEATURES

- Beautifully renovated four-bedroom semi-detached barn conversion
- Spacious open-plan kitchen with slate flagstone flooring and high-end appliances
- Principal bedroom with en-suite featuring a freestanding bath



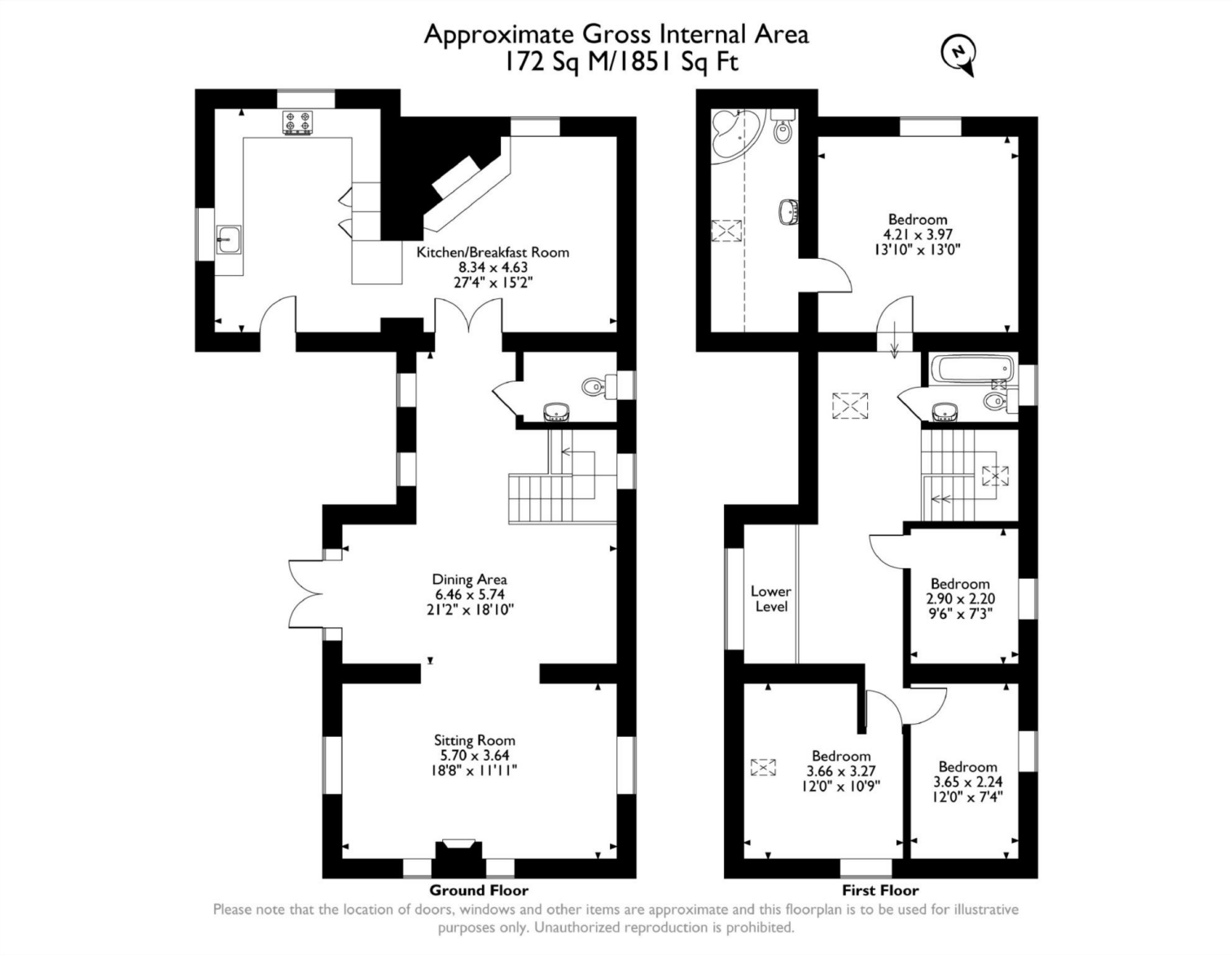
STEP INSIDE



Upon entering through large glass doors, you are welcomed by a striking double-height entrance with exposed beams, creating a sense of space and grandeur.

The ground floor features a superb open-plan kitchen, fitted with a five-ring induction hob, double oven, and ample space for a washing machine, tumble dryer, and American-style fridge freezer. The beautiful slate flagstone flooring adds to the rustic elegance, while a door provides access to the front of the property.

A step down leads into the main living and entertaining area, where the dining space flows effortlessly through a characterful stone archway into the lounge with a log burner, creating a wonderful space for socialising and relaxation. The ground floor also benefits from a cloakroom with plenty of storage.



Upstairs, the spacious landing leads to four generously sized double bedrooms, all tastefully presented. The principal bedroom enjoys the luxury of an en-suite bathroom, complete with a freestanding bath.

The modern family bathroom serves the remaining bedrooms, featuring stylish fittings and a contemporary design.

STEP OUTSIDE



Outside, the property is approached via a shared driveway, leading to a private driveway with a turning circle, offering ample parking.

To the front, a patio area provides the perfect setting for outdoor dining and entertaining, while a dedicated space to the side is ideal for a hot tub. The garden extends further to include an additional portion of land with a large shed, offering excellent storage or workshop potential.

Positioned in a peaceful and private setting, the property boasts stunning countryside views, making it an idyllic rural retreat while still being within easy reach of local amenities and transport links.

INFORMATION

Postcode: HR9 5QU

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: PRIVATE

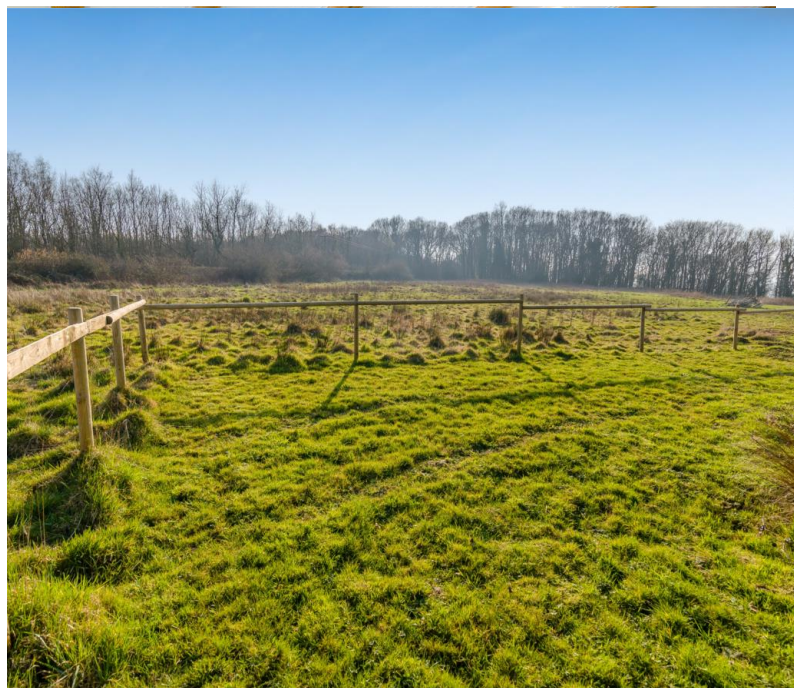
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DIRECTIONS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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