



HENTLAND HOUSE  
Hentland, Ross on Wye HR9 6LP





**Hentland House**  
Hentland  
Ross on Wye  
Herefordshire  
HR9 6LP



Well located and with no immediate neighbours, an interesting and adaptable country property within easy reach of both Hereford and the market town of Ross-on-Wye.

**Guide Price £775,000**

#### **Situation and Description**

Hentland House stands on its own on the edge of a small hamlet in Southeast Herefordshire and overlooks the Wye valley in this sought-after area. There are local facilities at the nearby villages of Much Birch, Hoarwithy, Peterstow and Harewood End with more extensive services at Hereford (11 miles) and the popular market town of Ross on Wye (7 miles), which also provides road links to the Midlands and South Wales, via the M50 and A40.

Originally a schoolhouse, the property was converted for private use in the early 1960's and stands in a large plot with no immediate neighbours. The accommodation is extremely versatile with plenty of living space and bedrooms on both the ground and first floor. Throughout the house there is a feeling of light and space, particularly in a large and modern kitchen/breakfast room which has been a recent addition. In total there are four reception rooms providing plenty of options, with other benefits including double glazing throughout and LPG Calor gas central heating with radiators on the first floor and underfloor heating on the ground floor. The outside space also offers plenty of potential with a purpose-built studio, workshop, extensive parking, and delightful gardens. In addition, we understand the property also has fishing rights for one rod on the nearby river Wye.

On arrival glazed doors lead into a sunroom which has a vaulted ceiling and far-reaching views over open countryside. Further glazed wide glass door then open into a living room, which currently doubles as an indoor studio and again has lovely views to the front over the Wye valley and attractive engineered oak flooring.

A separate dining room lies in the centre of the house and adjoins the kitchen making it ideal for entertaining. Accessed from an inner hall, a good-sized sitting room then provides a quieter space to sit and relax and again enjoys far-reaching views. At the rear of the house is a light and spacious kitchen/breakfast room which includes a vaulted ceiling, tiled floor, plenty of workspace and an extensive range of fitted kitchen units and drawers. Incorporated within the units are a number of appliances including a double oven hob and extractor. Double-glazed doors and windows allow plenty of light to stream in and also provide direct access to the gardens. The kitchen is then supported by a useful utility / cloakroom.

On the ground floor the master bedroom again offers plenty of space and has a high ceiling with open loft storage, engineered oak floor and door to

en-suite wet room with all the usual fittings. From the inner hall a staircase leads up to the first-floor landing and two excellent double bedrooms supported by a large and well-appointed shower room.

#### **Outside**

From a small country lane, the property is approached by its own gated entrance and private drive which leads onto an extensive parking area with enough space for a number of cars, as well as a motorhome or caravan. A useful Workshop measures (18'10 x 14'10) and at the rear of the house a separate Studio/Workroom (17'10 x 10' max) offers additional space and potential for a variety of uses.

The gardens then form a particular feature of the house, with the whole plot extending to just under half an acre. Offering considerable privacy, they are well established and offer plenty of space for a keen gardener. At the front they enjoy far-reaching views and are enclosed by attractive stone walling with cast iron railings and hedging. The lawns continue around to the side and rear of the house, interspersed with shrubs and plants. A sun terrace enjoys a south westerly aspect, and a large secret garden is again laid to lawn and hidden from immediate view by mature hedging with a number of fruit trees at one end.

#### **Agents Note**

The property also comes with historic commoners rights on an area known as the Bibletts Common and this includes fishing rights for one rod on a section of the river Wye.

#### **Services and Considerations**

Mains water and electricity, private drainage and LPG.  
Tenure Freehold  
Council Tax Band F / EPC Rating D 57/81  
Mobile Phone Coverage (to be confirmed)  
Broadband Fibre

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

#### **Prospective purchasers:**

Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



Large, light and airy kitchen / breakfast room, ideal for entertaining







Ground floor living room (separate sitting room) through to sunroom and g/f bedroom







Four reception rooms overall

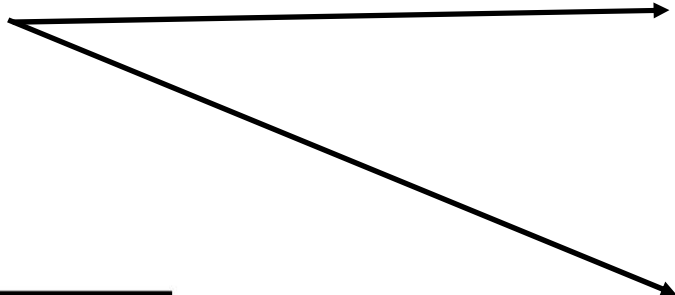
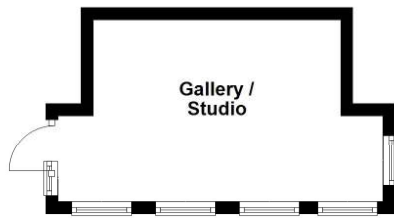






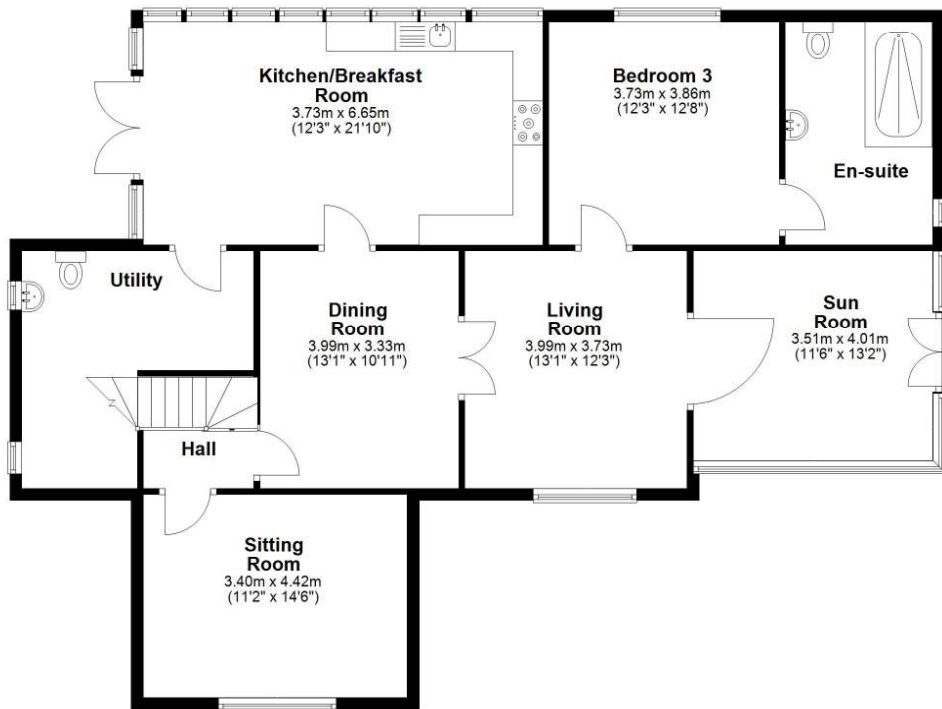
Three comfortable bedrooms, en suite and family shower room





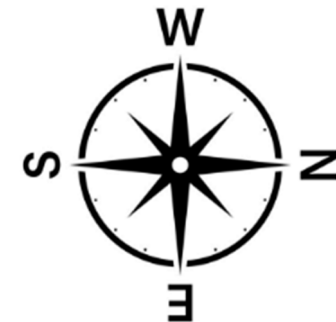
**Ground Floor**

Approx. 139.5 sq. metres (1501.7 sq. feet)



**First Floor**

Approx. 43.6 sq. metres (468.8 sq. feet)



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.





Beautiful gardens that include ample parking, workshop and studio, and extend to 0.45 ac

