



Hazelhurst Farm

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



Partners in
Property

Hazelhurst Farm

Price: **£950,000** Freehold

A truly exceptional rural retreat nestled on Leys Hill, offering unrivalled views of the Wye Valley. This beautifully designed property seamlessly blends traditional charm with modern features, creating a stunning family home in a sought-after location.

Property features

- Peaceful setting nestled on Leys Hill
- Breathtaking views of what is arguably one of the most scenic parts of the Wye Valley
- Traditionally designed property with modern features
- Statement entrance with floor to ceiling windows that opens up into oak framed orangery
- Three generously sized bedrooms
- Stunning living area featuring oak framed orangery
- Modern kitchen with electric Aga and Siemens kitchen appliances
- Dedicated home office
- Double garage storage
- Beautiful courtyard for spring / summer entertaining
- Extensive gardens
- No onward chain



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Hazelhurst Farm

Where Countryside Living Meets Modern Convenience

Occupying an enviable elevated position on Leys Hill above the River Wye, Hazelhurst Farm offers the quintessential countryside lifestyle. Enjoying panoramic south-westerly views towards Coppett Hill, this exceptional home provides superb family accommodation in a highly desirable South Herefordshire location. Benefit from the tranquility of rural living while remaining conveniently close to excellent transport links. Hazelhurst Farm: A Rural Retreat.

A Warm Welcome

A gated driveway sweeps into a generous parking area, providing ample space for multiple vehicles. Greeted by the welcoming oak framed extension, you immediately feel like you have arrived home. Two substantial outbuildings provide vast storage options, or double garaging attached to a large home office with sublime views.

Heart of the Home

Step into the light and airy entrance hall, with views into the courtyard garden, and discover the heart of the home: a spacious, open-plan living area encompassing the splendid kitchen, dining and living areas. This exceptionally bright and airy space, with triple aspect views, is designed to maximise the breathtaking scenery. The cosy atmosphere is enhanced by an electric Aga and suite of modern appliances, creating the perfect space for both family gatherings and entertaining. The kitchen itself is fully fitted with sleek granite worktops, adding a touch of contemporary elegance. A separate utility room provides further practicality and storage with external door leading to the garden.





Spaces for all moods

For quieter moments, a cosy living room with a wood burner offers a warm retreat with original features including the old barn windows framing glimpses of the wonderful countryside. Leading to a light and bright conservatory, also benefiting from the stunning views, you will find an uplifting bright space to enjoy the surrounding landscape.































Sleep well

Ascend to the first floor and discover the luxurious master suite, featuring a vaulted ceiling and floor to ceiling windows to maximise the natural light and panoramic views. An en-suite bathroom, complete with a whirlpool bath and walk-in rain shower, offers a sanctuary. With two further generous double bedrooms, with fitted wardrobes, providing ample space for family and guests.

















Embrace the Outdoors

Hazelhurst Farm offers the ultimate in outdoors living, surrounded by beautiful gardens, there is plenty of space to grow your own fruit and vegetables. Enjoy the feeling of being immersed in your own private world within the surrounding green open fields, while remaining just minutes from excellent road links. Winding footpaths offer miles of stunning walks in the sublime Wye Valley. The courtyard garden is perfect for hosting barbecues for friends and family.





Services

The property is supplied with oil fired central heating, mains electric, mains water and septic tank drainage. The property is available immediately with no onward chain.

Local Information

Hazelhurst Farm is situated within the stunning Wye Valley, an Area of Outstanding Natural Beauty. This historic and picturesque region offers a wealth of attractions, including Goodrich Castle, charming villages, and a range of outdoor activities such as fishing, paddleboarding, and canoeing. Two welcoming public houses are within walking distance.

Conveniently Connected:

Excellent commuter links to the West Midlands via the A40/M50/M5 and South Wales via the A40/M4 with Birmingham, Bristol and Cardiff reachable within approximately one hour. Hereford, Gloucester and Cheltenham are approximately 20 miles with the neighbouring Cotswolds offering great shopping, eating and culture.

The market town of Ross on Wye is just 4 miles with bustling cafes and quirky shops to spend hours musing. It offers a host of clubs and societies to meet new friends and gain new interests. Monmouth is 8 miles west and offers a vast array of small and independent shops, restaurants and entertainment.

Hazelhurst Farm offers a rare opportunity to acquire a truly special home in a sought-after location. Contact us today to arrange a viewing and experience the magic for yourself.

What we think

"Locations don't get much better than this"

What the owners say

Hazelhurst, is a wonderful space for entertaining friends and family and the setting is peaceful and calm, it's like stepping into a different world every time we come home.

Directions:

From Ross on Wye proceed out along the B4234 towards Walford. Go through the village passing The Mill Race public house, carry on for 1 mile then turn left on to Leys Hill. Continue up the hill for approximately 400m and turn left just by the sign for Hazelhurst Farm. Hazelhurst Farm is 120m in front of you.

From Monmouth, proceed along the A40 and at Whitchurch take the left slip road sign posted A4137 Hereford & Symonds Yat East. Almost immediately turn Right B4229 sign posted Symonds Yat & Goodrich, going over the dual carriageway. Take the next Left on to the B4229. After 2 miles you will go over Kerne Bridge and arrive at a T junction, turn right here on to the B4234, go past the Inn on the Wye public house and take the next turning left on to Leys Hill. Continue up the hill for approximately 400m and turn left just by the sign for Hazelhurst Farm. Hazelhurst Farm is 120m in front of you.

Sat Nav post code is HR9 5QU (but be aware this postcode serves the whole of Leys Hill)

What three words **interest.bookmark.pinks**

Schools:

The property is perfectly located for a choice of highly regarded state and private schooling.

- Walford Primary School Ofsted Good
- Whitchurch Primary School Ofsted Good
- John Kyrle High School and Sixth form Academy Ofsted Good
- Haberdashers Monmouth School

Floor Plans

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only

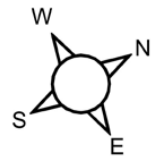
Leys Hill, Walford, Ross-on-Wye
Herefordshire HR9 5QU

Approximate Gross Internal Area

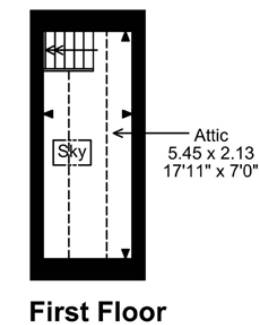
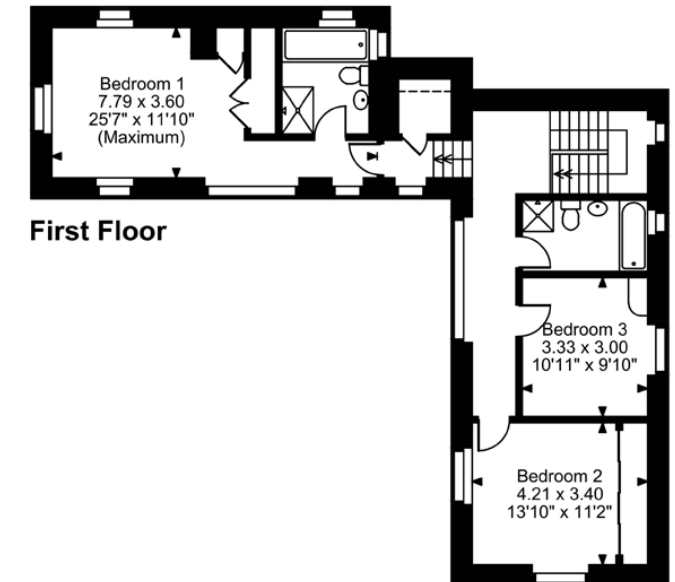
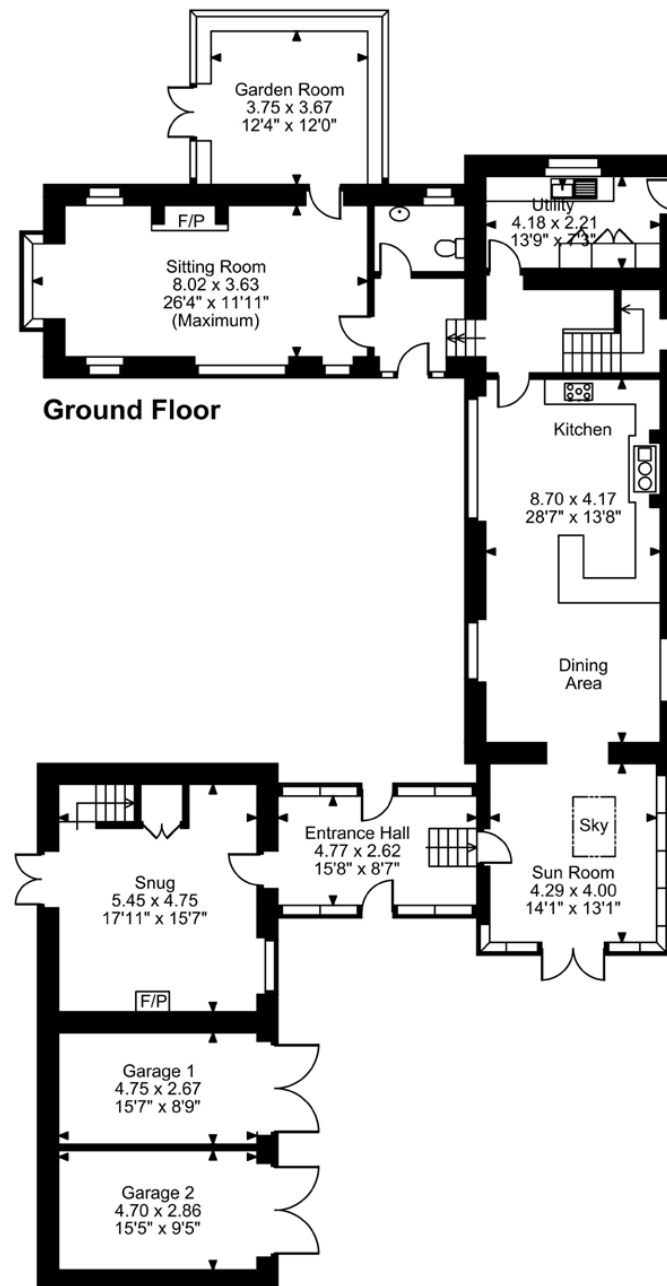
Main House 2755 Sq Ft / 256 Sq M

Garages 307 Sq Ft / 29 Sq M

Total 3062 Sq Ft / 285 Sq M



 Denotes restricted head height





Partners in Property

For any additional information on this property please contact us:

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