



FennWright
Water & Leisure

Phocle Lake, Ross on Wye, Herefordshire

Established holiday complex and lakeside dwelling in a rural setting



Introduction

Phocle Lake is a rare opportunity to acquire a scenic holiday accommodation retreat comprising three luxury holiday lodges, together with a three bedroom lakeside dwelling, set within a tranquil site extending to 4.7 acres (1.9 Ha).

Location

The property is situated in a secluded position set back from the road, bordering a stream running along the length of the western boundary. Phocle Lake is located in the Hamlet of Phocle Green, within 1 mile south east of the popular village of Upton Bishop. The market town of Ross-on-Wye is located 2 miles distant.

Ross-on-Wye boasts a vibrant community with a rich cultural heritage, reflected in its medieval streets, traditional market square, and a variety of independent shops, cafes, and galleries.

The surrounding countryside offers a range of outdoor activities, including 18-hole Golf courses and river-based pursuits on the river Wye. Excellent road links to the M50 and M5 within close proximity. Ledbury 10 miles, Hereford 14 miles, Gloucester 15 miles.

Phocle Lake

Accessed via a gated stone drive occupying a private and peaceful position. Acquired in 2016, the current owners have constructed three high specification lodges centred around a tree-lined mature lake, with planning permission for a further lodge. The lake extends to 1.3 acres, with the three bedroom Phocle Lodge overlooking the lake. In addition to the lodges, the current owners have invested in upgrading the infrastructure, services and access.

Holiday Accommodation

The lodges are bespoke finished by Pine Log, with upgraded integrated appliances and white vernis interior. All lodges are compliant with BS EN 3632. The three units comprise Kingfisher, Mallard and Skylark, with two 2 bedroom and one 3 bedroom unit with frontage on to the lake, car parking and private hot tub. The units have been finished to a high specification with open plan living area, timber decking with a high quality interior in a natural wood finish.

The base for the additional (fourth) lodge has been implemented (2 bedroom), overlooking the lake between Mallard and Skylark. The low density of the existing units together with additional land on the eastern side of the lake may offer potential for further development, subject to planning.



A laundry and storage building serving the lodges is situated to the rear of the dwelling.

Phocle Lodge

Constructed in 2008 the three bedroom owner's cabin is situated at the top of the lake, benefitting from a raised open timber veranda, decking and private garden. The well-proportioned open plan living room/kitchen/dining room has triple aspect windows and doors leading out to the decked balcony with excellent views across the lake.

The living room benefits from a gas fire set in an attractive inglenook fireplace, with a new fitted kitchen recently installed. The master bedroom benefits from an ensuite bathroom with vanity units to shower and a separate dressing room. There is a second single bedroom currently utilised as a study and both bedrooms feature doors out onto the decking.

Annexe

Connected to the property is a one bedroom annexe and bathroom, wood panelled wall and ceilings and doors out to decked balcony offering further versatility to the living arrangements.

Situated to the rear of the dwelling is a private garden, with car parking area and lawn which extends to the boundary stream.

The Lake

Phocle lake is a mature man made lake extending to 1.3 acres, with depths up to 10ft. The lake is well stocked with mixed coarse fish species, including a specimen carp, chub, perch, roach, rudd, tench, bream.

Planning & Development

The property benefits from planning permission for an additional holiday lodge (4 units in total) under permission - DCSE2006/2474/F. Permission was obtained for Phocle Lodge to be occupied as a residential dwelling via a Certificate of Lawfulness in 2014.



The Business

The self-catering holiday accommodation business is based on a combination of inhouse bookings and lettings through Sykes Cottages. Prices available on the Sykes Cottages (www.sykescottages.co.uk) (ref Kingfisher - 957169, Skylark - 951180, Mallard - 989212. Phocle Lodge has also been let as an additional unit historically, providing further income (Sykes ref - 1070243)

Income information available upon request, profit and loss accounts available to interested parties after viewing.

Facebook: Phocle Lake

Services

The site benefits from mains water and electricity and LPG. Drainage is to two sewage treatment plants.

Agents' Notes

Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with Fenn Wright.

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Business Rates

Rates payable: £Nil

The property benefits from 100% small business rate relief

Council Tax: Band A - rates payable 2024/2025 - £1,547

Energy Performance

Phocle Lodge - EPC - E

Local Authority

Herefordshire County Council

Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is HR9 7TW

Safety Note to Buyers

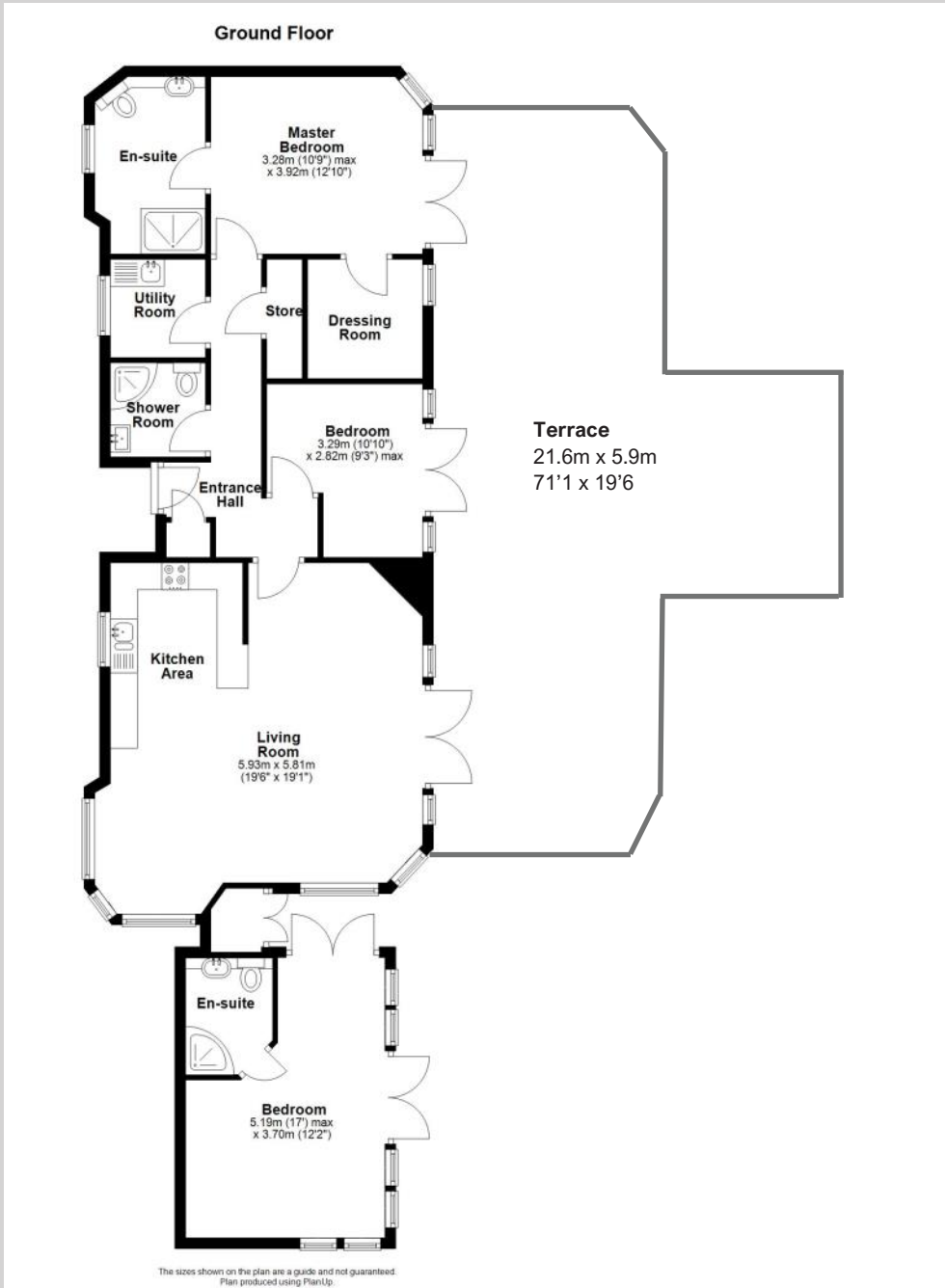
Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so think safety first.



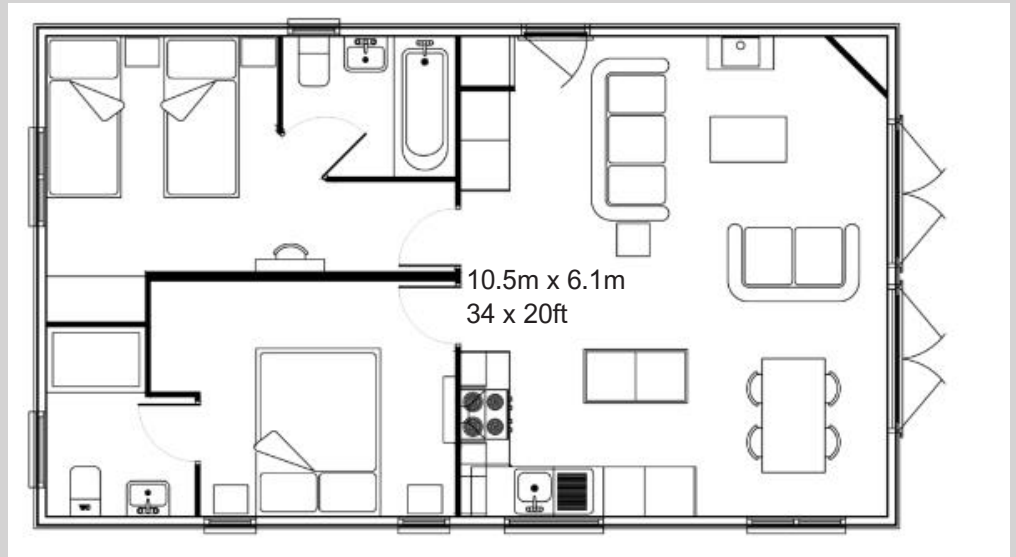




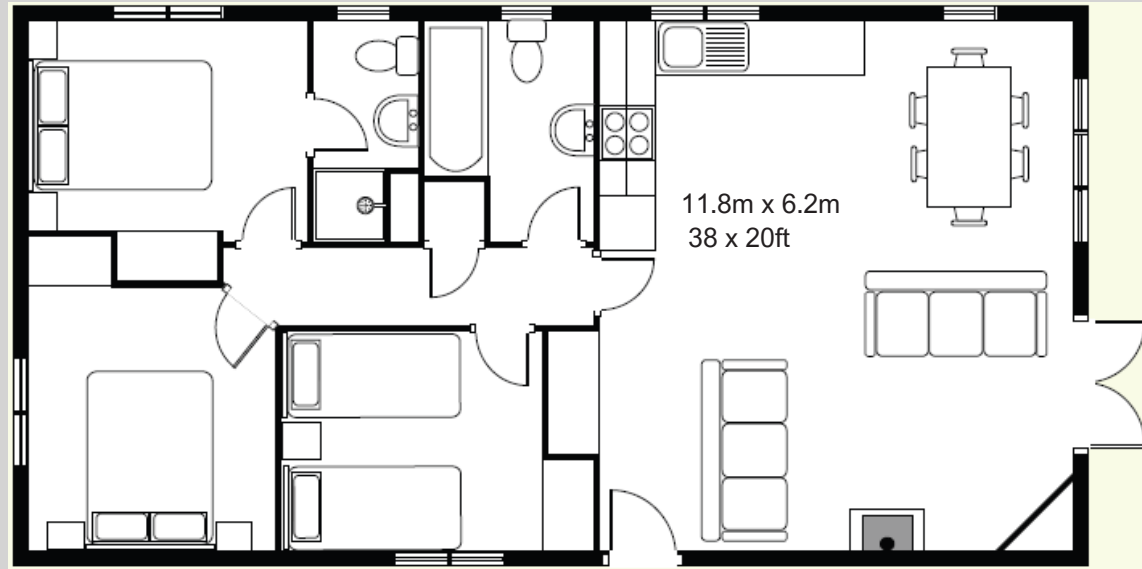
Floor Plan - Phocle Lodge



Floor Plan - Mallard and Skylark



Floor Plan - Kingfisher





Fenn Wright

Water & Leisure

Viewing strictly by appointment
with the sole agents:

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