

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A CHARMING DETACHED FORMER STONE BARN SITUATED ON THE OUTSKIRTS OF THE SOUGHT AFTER VILLAGE OF MUCH MARCLE OFFERING CONVERTED TWO BEDROOMED ACCOMMODATION ENJOYING FINE RURAL VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.

EPC E. NO CHAIN

The Haywain - Guide Price £295,000

Lyne Down, Much Marcle, Ledbury, Herefordshire, HR8 2NT

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The Haywain

Location & Description

Lyne Down is a rural hamlet situated approximately 6 miles to the North East of Ross-On-Wye, approximately 2 miles south of Much Marcle and only 7 miles from the market town of Ledbury.

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Transport links are excellent with a mainline railway station at Ledbury with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The M50 motorway is available from both Ross-On-Wye and Ledbury.

Property Description

An individual detached barn conversion situated within a small development of similar conversions within the grounds of a former farmhouse occupying a delightful position on the outskirts of the popular village of Much Marcle. The Haywain is full of character and charm, boasting many original features, including a wealth of exposed timbers.

Beautiflly appointed throughout, the accommodation is arranged on the ground floor with an entrance porch, sitting room off which there is a WC and useful storage cupboard and a separate dining kitchen with French doors to outside. On the first floor there are two bedrooms and a bathroom.

Ideal as a countryside retreat or full time home, an early inspection is highly recommended to take advantage of all this property has to offer.

The accommodation with approximate dimensions is as follows:

Porch

Entrance porch with door to Sitting Room.





Sitting Room 7.83m (25ft 3in) x 4.34m (14ft)

Incorporating dining area. Three double glazed windows, two radiators, wall lights and spot lights, wood burning stove. Stairs to first floor. External door to front of property.

WC

Low level WC, wash hand basin, understairs storage cupboard.

Kitchen/breakfast Room 5.11m (16ft 6in) x 4.44m (14ft 4in)

Door to garden, tiled floor, two radiators, four double glazed windows, spare for table and chairs, base and eye level units with work surface over, sink with drainer, wall mounted boiler, integrated dishwasher and fridge freezer space for washing machine eye level double oven, electric hob.

First First Landing

Window, doors to all rooms.

Bedroom 1 4.52m (14ft 7in) x 2.71m (8ft 9in)

Double glazed window and radiator.

Bedroom 2 4.54m (14ft 8in) x 2.48m (8ft)

Radiator, panel glass door with external staircase.

Bathroom

Velux window, radiator, wash hand basin, low level WC, bath, airing cupboard with lagged hot water cylinder.

Outside

To the side of the property there is a good sized gravel drive with parking for at least two vehicles. There is a further area of lawn and some attractive flower beds. The garden also has the oil tank for the central heating and hot water.



Directions

From the agents office in Ross-On-Wye head west on the Gloucester Road turning right onto the Broad Street. At the roundabout take the first exit staying on the B4234. At the next round about take the 2nd exit onto Overcross Street. At the Overcross roundabout take the third exit on the the A449 and then take the first exit onto the A449 at the Traveller's Rest roundabout and follow this round for 4.5 miles. At the junction with Gwynns Hill turn right and then immediately left where the property will be found on the left hand side.



Services Mains electricity and water are understood to be connected to the property. Drainage is to a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure We are advised (subject to legal confirmation) that the property is freehold.

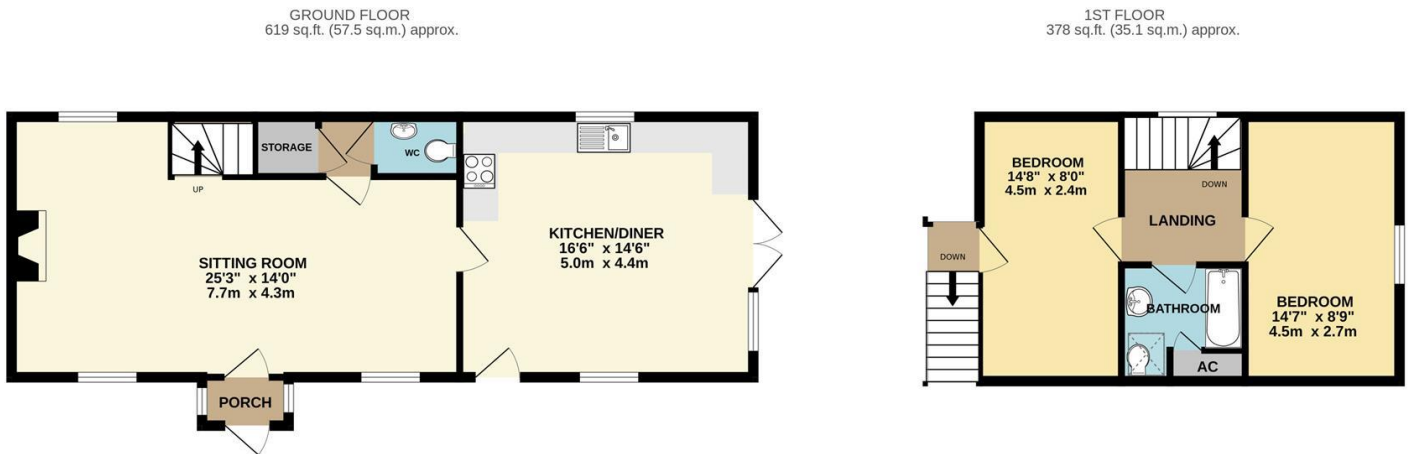
General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax COUNCIL TAX BAND "E" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is E (48).



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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