

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**PERIOD PROPERTY WITH IMMENSE CHARACTER, LARGE REAR GARDENS INCL VINEYARD TOTALLING APPROX. 1 ACRE & RANGE OF OUTBUILDINGS. ADJOINING TWO BED ANNEXE WITH PRIVATE COURTYARD GARDEN. EPC D**

## Weston Lodge - Offers in Excess of £750,000

Weston Under Penyard, Ross-on-Wye, Herefordshire, HR9 7NZ

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# Weston Lodge

## Location & Description

Weston Lodge nestles in the heart of the sought after village of Weston-under-Penyard, some 2 miles east of the market and tourist town of Ross-on-Wye and within 10 minutes drive of the M50 motorway. At the heart of the village is the popular village pub, The Weston Cross, and not far away the well regarded primary school. Nearby, prominently sited on the lower slopes of Penyard Hill is the beautiful St Lawrence church, with its superb square stone tower.

## Property Description

Originally forming part of a much larger stone house, Weston Lodge is believed to date from around 1840, and comprises a spacious period property of immense appeal. Principal room sizes are generous, and most rooms have a beautiful outlook across the fine rear gardens, the land in total extending to approaching an acre.

There are many original features. These include a wonderful 20' dining room with its fine fireplace, coving and central ceiling rose, the 22' drawing room with its impressive Bath stone fireplace and most attractive wood strip floor. Both these rooms have doors directly into the 22' Victorian conservatory, a grand space with manually controlled venting along the whole of one side. Adjacent to the drawing room is the 20' kitchen, whilst accessed from the rear porch are the the additional laundry/utility rooms offering immense scope, together with a ground floor cloaks & w.c. To the opposite end of the house is a small study, with front porch to one side and cloaks and w.c. to the other.

To the first floor there is a long and wonderfully light landing, off which are three bedrooms, one with en-suite bathroom and w.c., and adjacent family bathroom and w.c. To the far end of the landing is a further small room which could be a study. Adjacent to the house is an attractive annexe with an open plan kitchen living room together with a 20' conservatory, whilst to the first floor are two bedrooms and a bathroom. Externally there is a private courtyard garden making this ideal either for multi generational living or as a source of income.

To the front of the property are two garages and a block paved parking area for several vehicles. Adjacent to the house are two further buildings, including a wine store, together with a most useful open fronted store room. To the rear of the house is an extensive garden with both a paved sun terrace accessed directly from the house and conservatory, a level lawned garden, an attractive Box knot garden and a most attractive 20' pavilion with a veranda to the front. To the far extent of the garden is a wildlife garden together with a vineyard of Phoenix grapes, adding to the appeal of this fascinating property.

For those looking for a substantial period property with extensive gardens and a separate annexe, we strongly recommend an early viewing.

## Accommodation with approximate dimensions as follows

**Utility Room 3.30m (10ft 8in) x 3.15m (10ft 2in)**







**Porch** 3.30m (10ft 8in) x 2.37m (7ft 8in)

**Kitchen/Breakfast Room** 6.28m (20ft 3in) x 5.86m (18ft 11in)

**Living Room** 7.05m (22ft 9in) x 6.28m (20ft 3in)

**Dining Room** 6.28m (20ft 3in) x 5.55m (17ft 11in)

**Conservatory** 6.97m (22ft 6in) x 3.49m (11ft 3in)

**Bedroom** 4.83m (15ft 7in) x 4.83m (15ft 7in)

**Bedroom** 4.83m (15ft 7in) x 4.34m (14ft)

**Ensuite Bathroom**

**Bedroom** 4.83m (15ft 7in) x 4.03m (13ft)

**Bathroom**

**Study** 4.83m (15ft 7in) x 1.80m (5ft 10in)

**Annexe Kitchen/Living Room** 5.63m (18ft 2in) x 5.40m (17ft 5in)

**Annexe Conservatory** 6.20m (20ft) x 3.61m (11ft 8in)

**Annexe Bedroom** 4.65m (15ft) x 2.48m (8ft)

**Annexe Bedroom** 3.54m (11ft 5in) x 2.87m (9ft 3in)

**Annexe Bathroom**



## Directions

Leave the eastern outskirts of Ross and proceed on the A40 towards Gloucester.

On entering Weston-under-Penyard, pass the Weston Cross pub on your left, going straight over the mini roundabout. After approx. 100 yards, carefully turn right when you see the house name Weston Lodge on your right hand side. If you drive as far as School Lane on the right hand side, you have gone too far.

What3words: ///reliving.views.wires



## Services

We have been advised that mains water and electricity are connected to the property. Private shared drainage. 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 or via Savills of Cheltenham

## Council Tax

COUNCIL TAX BAND "E"

## EPC

The EPC rating for this property is D

### WESTON LODGE, WESTON UNDER PENYARD, HR9

Approx. gross internal area 4269 Sq Ft. / 396.6 Sq M.  
Approx. gross internal area 4499 Sq Ft. / 418.0 Sq M. Inc. Stores  
Approx. gross internal area 4882 Sq Ft. / 453.5 Sq M. Inc. Double Garage



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