



Moraston Barn

Ross-on-Wye, Herefordshire





Beautiful 6 bed barn conversion enjoying glorious far reaching views.



Summary of accommodation

Ground Floor: Entrance hall | Study | Utility room | WC | Store room | Drawing room | Pantry | WC

Kitchen/living room | Family room | Dressing room | Guest bedroom | En suite

First Floor: Principal bedroom | En suite | Dressing room | 3 Double bedrooms | 2 Bathrooms

Garden and Grounds

Large stone barn | Gym | Small stone barn | Modern barn | Tin barn

Gardens and grounds approximately 2.9 acres



Moraston Barn

This stunning barn conversion is conveniently located 6 minutes from the scenic riverside market town of Ross-on-Wye. It has been lovingly remodelled to make a substantial family home. The superb 3 acre gardens, feature idyllic views and benefit from a wonderful level of privacy.

The 4 outbuildings offer the budding artist, musician or car enthusiast a place to pursue their interests, in an inspiring and tranquil location.

The accommodation begins with a central living room approximately 43 feet across. To the right is a home office and utility room. To the left stairs lead to a galleried landing with a hugely impressive full height (3 storey) vaulted ceiling; exposed oak beams and a stone wall containing stained glass windows.

The kitchen also has a vaulted ceiling with oak beams, a custom made walnut island with stainless steel top and walnut floors throughout. Cooks will appreciate a trio of Sub-Zero fridges, Miele appliances and a Lacanche range. One wall has two huge windows, and a pair of double doors which open onto a south facing terrace with views down the valley and beyond. A favourite feature is the fireplace and wood burner. For dining, choose from a 3 seat breakfast bar, or a dining table which comfortably seats 10 people.









Upstairs, the principal bedroom suite has views to the east and west. Fully fitted wardrobes provide an abundance of storage space. There is a separate dressing area/office and also a beautifully appointed en-suite bathroom. On the first floor, there are three further bedrooms with vaulted ceilings, and two bathrooms which each have a separate shower and bath.

The current owners have created a room for games which both children and adults will enjoy. This room also has access to the wraparound terrace and gardens. There is also a fireplace with a mock wood burner, powered by LPG gas.

The Annexe

On the lower ground floor is a two bedroom suite with its' own bathroom - perfect for guests, family or staff. It is at the far end of the house and benefits from access to both the front and back gardens, making it ideal for use as an independent space.

Outside

Nestling at the end of a long gated driveway, this airy and light-filled house has gardens which wrap around the whole property. The rear garden has a south westerly facing gentle slope with a large pond which is used for wild swimming by the sellers.

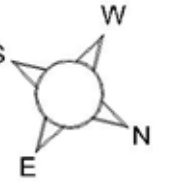
The gardens offer various secluded locations from which to sit and enjoy the views. There is a large patio outside the kitchen, with space to sit and relax, and a table for al fresco meals. A charming former cart shed provides an additional covered dining space.

When it comes to garaging, versatile storage, and conversion opportunities, there are a range of traditional and modern outbuildings. Adjacent to the house, is a double height stone barn, currently used as a gym and garden stores. The driveway sweeps past the house and tennis court, around to a discreet modern steel framed shed suitable for vehicles or livestock.

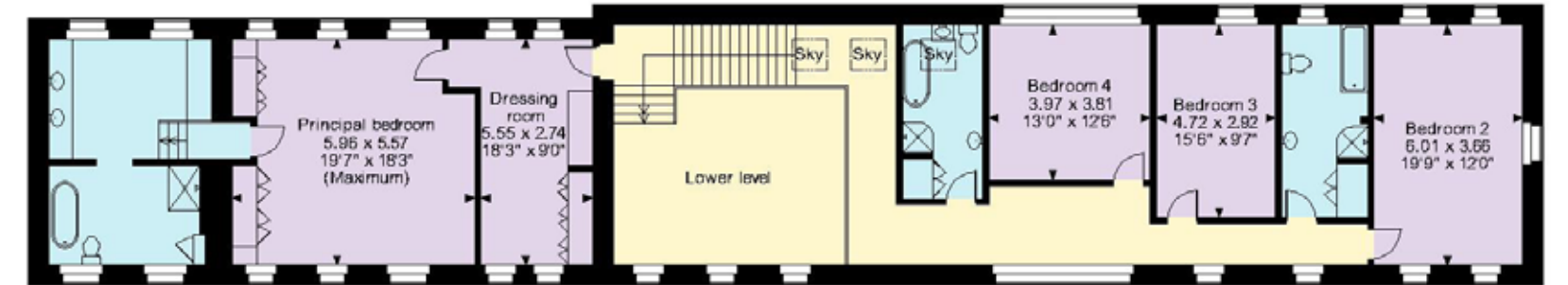
Set well away from the main property, there is a large single storey tin barn. It is currently dry storage but it offers an opportunity for further accommodation, an indoor pool, garaging etc (subject to any necessary consents).



Approximate Gross Internal Floor Area
Main House: 553 sq m / 5,950 sq ft



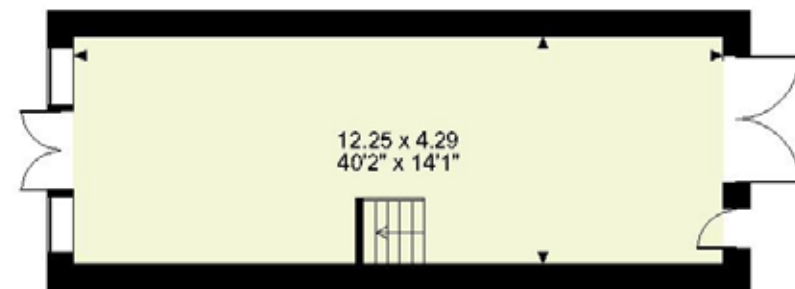
ground floor



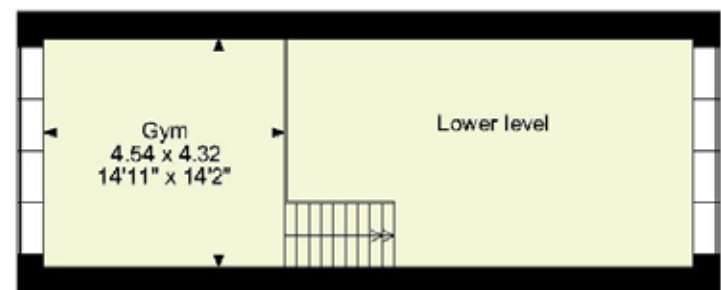
first floor

Approximate Gross Internal Floor Area

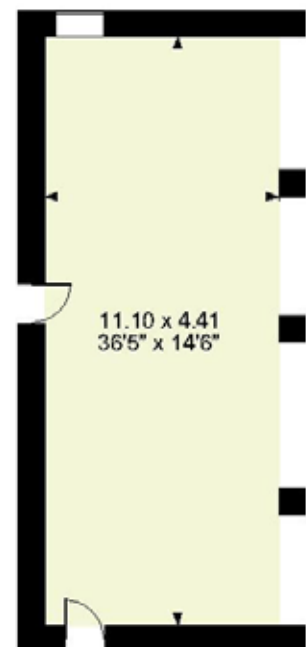
Barns: 309 sq m / 3,328 sq ft



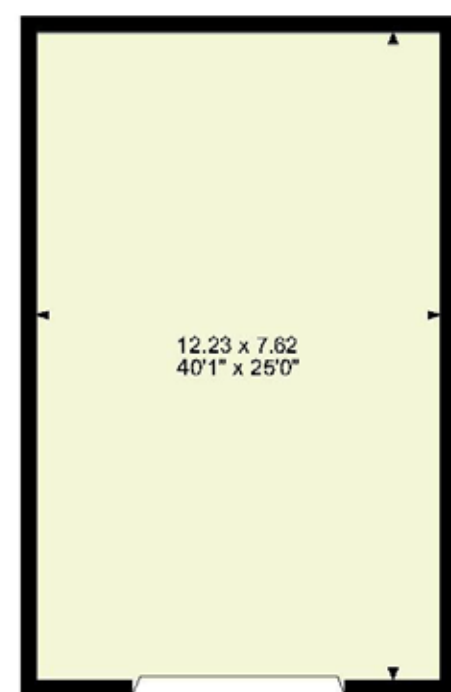
large stone barn ground floor



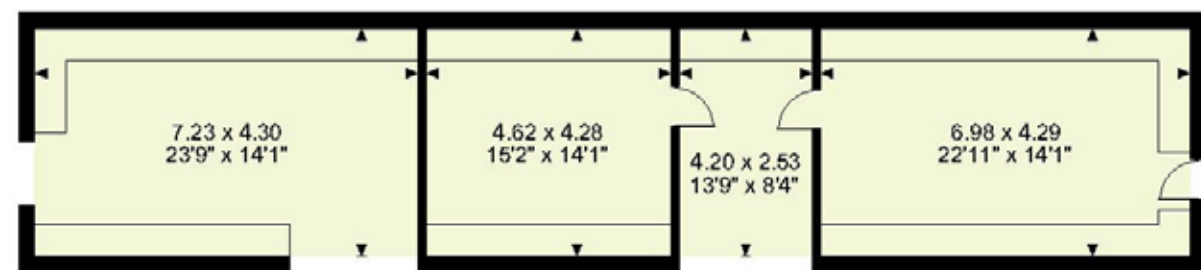
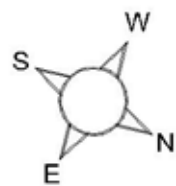
large stone barn first floor



small stone barn



modern barn



tin barn



Property Information

Services:

All mains services are connected.

Tenure:

Freehold.

Local Authority:

Herefordshire Council

Council Tax:

Band G

EPC:

Band ?

Postcode:

HR9 6QJ

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated April 2024. Photographs and videos dated April 2024.

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