



**The Farmhouse Knightshill**  
Lea, Ross-On-Wye HR9 7LR



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# The Farmhouse Knightshill

## Lea, Ross-On-Wye HR9 7LR

Guide Price £785,000

**A SPACIOUS AND IMPOSING GRADE II LISTED FIVE BEDROOM, FOUR STOREY ATTACHED STONE FARMHOUSE situated in a POPULAR VILLAGE with BEAUTIFUL ORIGINAL CHARACTER FEATURES, TWO EN-SUITE BEDROOMS, DOUBLE GARAGE, SOLAR PANELS AND BATTERY STORAGE, situated in a FIFTH OF AN ACRE LANDSCAPED PLOT with ELEVATED VIEWS OVER THE SURROUNDING COUNTRYSIDE.**

The property is located in the village of Lea which offers a Shop, Public House, Village Hall, Garage/Post Office, Church and a newly built Primary School. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Local Comprehensive Schooling is available at Newent Community School, Dean Magna School in Mitcheldean or John Kyrle School in Ross-on-Wye. Alternatively a choice of private education is available within commuting distance at Monmouth, Gloucester, Cheltenham and the Malverns.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, Riding, Swimming, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Enter the property via side aspect double glazed door into:

### **OCTAGONAL ENTRANCE VESTIBULE**

8'7 x 8'5 (2.62m x 2.57m)

Flagstone floor, radiator, through further glazed door into:

### **INNER HALLWAY**

9'3 x 7'1 (2.82m x 2.16m)

Flagstone floor, exposed beam work, stairs leading off, double radiator.

### **LOUNGE**

18'4 x 17'9 extending to 20'6 (5.59m x 5.41m extending to 6.25m)

Stunning exposed stone fireplace with flagstone hearth housing cast iron Stovax wood burner, door to storage cupboard, exposed ceiling and wall beams, two front aspect mullion windows, double glazed door to:

### **SUN ROOM**

15'11 x 10'4 (4.85m x 3.15m)

Semi-permanent structure with glazed roof and detachable side leading to the garden areas. This area has a patio with outside lighting.

### **KITCHEN / DINING / FAMILY ROOM**

21'0 x 19'4 (6.40m x 5.89m)

Modern fitted kitchen with base and wall mounted units with marble worktops, tiled splashbacks, one and a half bowl sink with mixer tap, central island with breakfast bar area, Aga range oven (13 amp electrically operated system) with four ovens, two hotplates and a four ring halogen hob, integrated dishwasher, under unit spotlighting, original exposed ceiling and wall beams, built-in cabinets, radiator, two radiators, window seat, front and side aspect windows, rear aspect door to:

### **UTILITY ROOM**

12'2 x 7'1 (3.71m x 2.16m)

Range of base units with laminated worktops, tiled splashbacks, single drainer sink with mixer tap, plumbing for washing machine, space for fridge / freezer, wall mounted Worcester LPG fired boiler supplying the hot water and central heating, space for American fridge / freezer, tiled floor, exposed beam work, double radiator, extractor fan, rear aspect window, side aspect door. Door to:

### **PANTRY**

6'5 x 3'9 (1.96m x 1.14m)

Built-in shelving and storage.

FROM THE ENTRANCE HALL, TURNING STONE STAIRCASE LEADS TO:

### **LOWER GROUND FLOOR**





### **CLOAKROOM**

7'1 x 3'8 (2.16m x 1.12m)

WC, wash hand basin, single radiator, extractor fan.

### **SITTING ROOM (CURRENTLY USED AS GYM)**

16'8 x 16'2 (5.08m x 4.93m)

TV point, telephone point, exposed beams, radiator, consumer unit, front aspect window, double opening doors to parking area.

FROM THE ENTRANCE HALL, STAIRS LEAD TO A SPLIT LANDING.

### **LANDING**

Turning staircase leading off, rear aspect window.

### **MASTER SUITE**

18'3 x 17'4 (5.56m x 5.28m)

Exposed beams, double radiator, window seat, range of wooden bedroom furniture available (if required) via separate negotiation, front and side aspect windows. Door to:

### **EN-SUITE SHOWER ROOM**

9'6 x 8'7 narrowing to 5'8 (2.90m x 2.62m narrowing to 1.73m)

Wash hand basin, WC, glazed door to shower cubicle with inset Mira shower system, exposed ceiling and wall beams, inset spotlighting, extractor fan, side aspect window.

### **BEDROOM 2**

19'6 x 18'0 max (5.94m x 5.49m max)

Exposed ceiling and wall beams, exposed stonework, double radiator, TV point, range of wooden bedroom furniture available (if required) via separate negotiation, front aspect window.

### **EN-SUITE**

7'0 x 4'3 (2.13m x 1.30m)

Double shower cubicle accessed via concertina glazed screen with inset shower system, WC, wash hand basin, single radiator, exposed beams, extractor fan, front aspect window.

### **BATHROOM**

10'9 x 9'9 (3.28m x 2.97m)

Roll top claw bath with mixer tap, wash hand basin, WC, double shower cubicle with inset overhead shower system, tiled floor, exposed beams, extractor fan, spotlighting, single radiator, rear aspect window.

FROM THE FIRST FLOOR LANDING, A TURNING STAIRCASE LEADS TO THE SECOND FLOOR.

### **LANDING**

Access to roof space, exposed ceiling and wall beams, single radiator, double doors to cupboard housing hot water tank with slatted shelving and storage area.



### BEDROOM 3

13'9 x 14'8 max (4.19m x 4.47m max)

Exposed ceiling and wall beams, TV and telephone point, double radiator, front aspect window offering far reaching elevated views.

### BEDROOM 4

13'6 x 10'3 (4.11m x 3.12m)

Exposed ceiling and wall beams, TV point, Open Reach point, side aspect window.

### BEDROOM 5

12'7 x 10'3 (3.84m x 3.12m)

Additional alcoves with built-in storage, double radiator, exposed ceiling and wall beams, rear aspect window overlooking fields and countryside.

### SHOWER ROOM

6'5 x 6'0 (1.96m x 1.83m)

Walk-in double shower cubicle accessed via sliding glazed screen with overhead and detachable shower system, pedestal wash hand basin, WC, single radiator, Hive control for the central heating system.

### OUTSIDE

To the front, a turning stone staircase leads to the front door, outside lighting, small patio seating area enclosed by wrought iron railing. A block paved driveway and parking area, suitable for three vehicles, leads up to:

### DOUBLE GARAGE

19'1 x 17'0 (5.82m x 5.18m)

Accessed via two electric roller doors, boarded roof storage area, power and lighting, separate consumer unit, EV charger point, solar panel batteries.

The side garden area has a log store and has been landscaped to comprise of a two-tiered patio seating area with steps leading up to raised weatherproof decking area, open fronted structure providing shelter with stone barbecue oven and gravelled pathways surrounding and continuing from the side of the property to the rear. To the rear, there is a further patio seating area, greenhouse, steps leading to the top terrace with lawned area, gravelled borders, raised weatherproof deck with pergola and open fronted covered area, outside water tap and outside power, enclosed by wrought iron fencing and offering stunning elevated views opening onto open fields and countryside.

### AGENT'S NOTE

There are ten solar panels and two batteries with 11.5 kw hours storage.

The windows are all oak framed with metal double glazed bespoke glazed units.

### SERVICES

Mains water and electricity, septic tank, LPG heating.





## WATER RATES

Welsh Water - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: G  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

## TENURE

Freehold.

## VIEWING

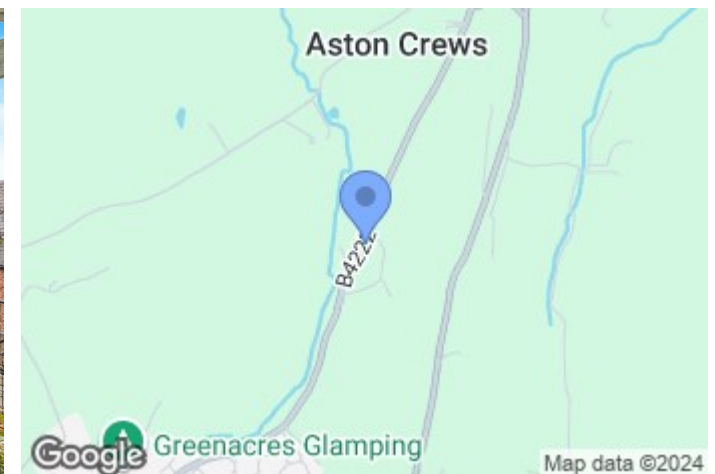
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required.  
Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From our Newent office, proceed along the B4221 towards Kilcot and Gorsley. Upon reaching the Kilcot crossroads, turn left towards Aston Ingham. Proceed along this road, through Aston Ingham, up the hill to Aston Crews. Turn right, passing the Penny Farthing public house on your right hand side. Continue along the road where The Farmhouse can be located on your left hand side as marked by our 'For Sale' board.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR

1ST FLOOR

2ND FLOOR

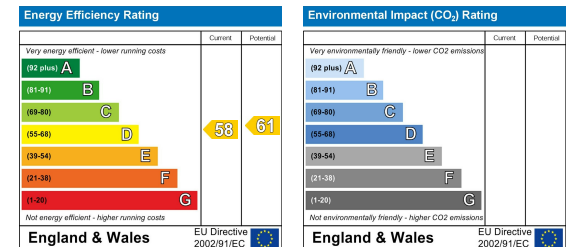
3RD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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