



Wallow Farm House
Pontshill, Ross-On-Wye HR9 5TQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Wallow Farm House

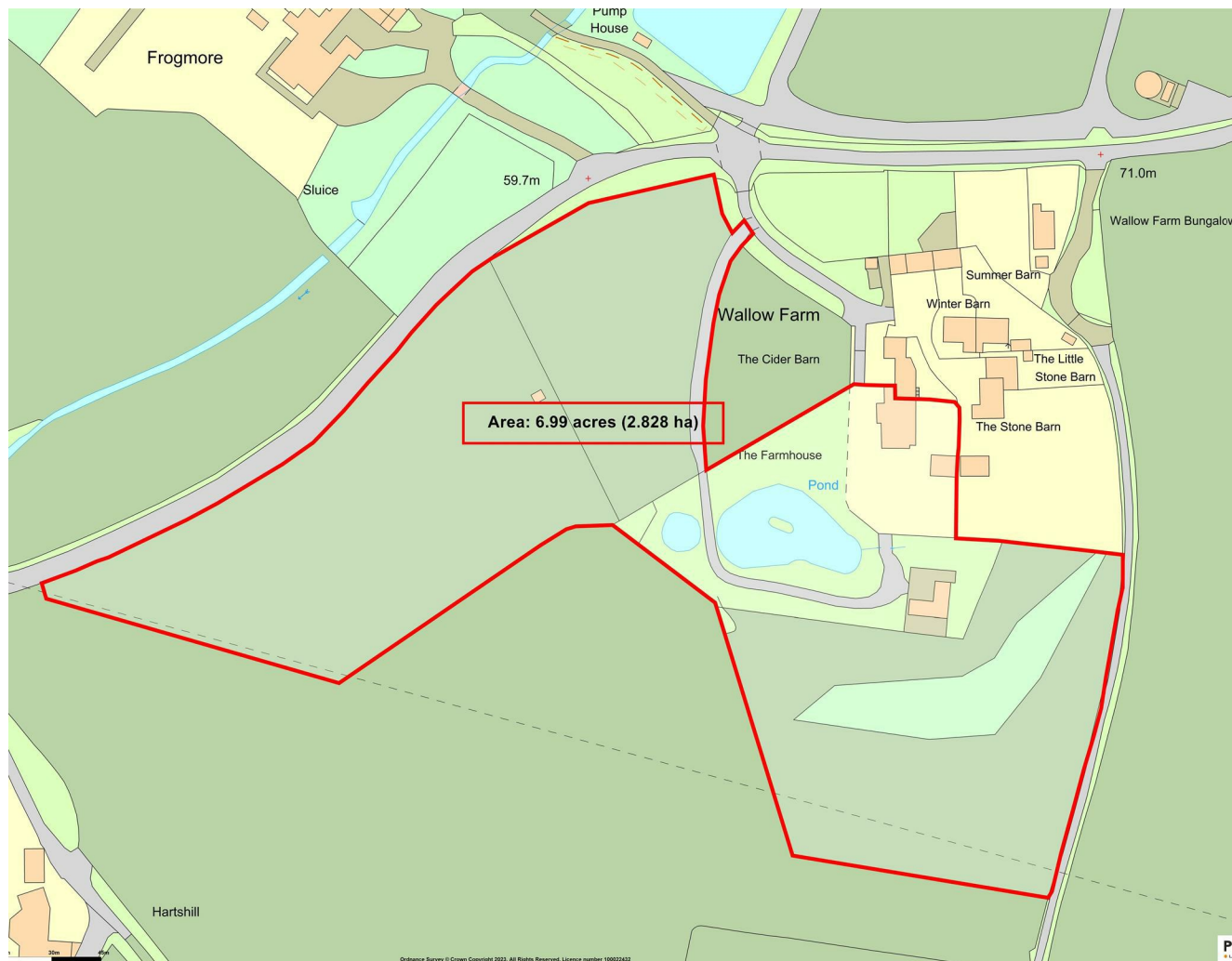
Offers Over £925,000

Pontshill, Ross-On-Wye HR9 5TQ

Built in approximately 1650, Wallow Farm House has OVER 4,000 SQ FT OF LIVING SPACE and is a TRULY STUNNING FIVE BEDROOM EQUESTRIAN PROPERTY with MANY PRESERVED CHARACTER FEATURES to include STONEMASONRY, FIREPLACES, EXPOSED BEAMS and VAULTED CEILINGS. THE PROPERTY BENEFITS FROM LARGE THREE BAY STABLE BLOCK WITH TACK AND FEED ROOM, TWO LARGE PADDOCKS WITH SHELTER AND VEHICULAR/RIDE OUT ACCESS; DETACHED DOUBLE GARAGE, WALLED & FORMAL GARDENS with POND, COPSE, situated in an UNSPOILT SEMI-RURAL LOCATION affording BEAUTIFUL VIEWS set in APPROXIMATELY 7 ACRES.

Pontshill is approximately 2 miles away from Lea where a Shop, Post Office, Public House, Church and a Junior School can be found.

The 'Olde Worlde' Market Towns of Newent and Ross-on-Wye are approximately 9 miles and 5 miles away respectively offering more comprehensive amenities to include Shopping and Recreational facilities and also a choice of Education is available.



Enter the property via stained glass wooden front door with double glazed side panels into:

ENTRANCE HALL

Beautiful vaulted ceiling with Velux roof light, exposed timber and stone work, turning wooden staircase leading off, wooden flooring, double and single radiator, telephone point.

CLOAKROOM

High level WC, wall mounted wash hand basin, tiled floor, single radiator, side aspect window.

UTILITY / DOWNSTAIRS SHOWER ROOM

15'1 x 6'8 (4.60m x 2.03m)

Corner shower cubicle with Mira shower, tiled flooring, tiled splashbacks, Belfast sink unit with mixer tap and cupboard below, plumbing for washing machine, space for tumble dryer, single radiator, vaulted ceiling, rear aspect window, rear aspect UPVC double glazed door to the walled garden.

LIVING ROOM

18'6 x 13'6 (5.64m x 4.11m)

Beautiful stone fireplace with inset cast iron log burner, stone surround and wooden mantle over, exposed wall and ceiling timbers with wall light fittings, radiator, window seat, telephone point, TV point, rear aspect window overlooking the walled gardens.

KITCHEN / BREAKFAST ROOM

24'0 x 13'7 (7.32m x 4.14m)

The kitchen area comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, double bowl sink unit with mixer tap, integrated appliances to include microwave oven, range oven with gas hob, extractor fan over, space for American style fridge / freezer, tiled floor, exposed ceiling beams, thermostat controls, double radiator, inset spotlighting, two front aspect windows, double opening French doors to the decked area offering stunning views through the valley.

DRAWING ROOM

20'2 x 16'10 (6.15m x 5.13m)

Many original character features, exposed ceiling beams, brick fireplace (flue lined), currently housing an electric fire, built-in bread oven, built-in original cupboards and shelving space, wall light fittings, two double radiators, exposed panelling to front aspect bay window with opening sashes offering stunning views through the valley.

FORMAL DINING ROOM

16'11 x 16'5 (5.16m x 5.00m)

Exposed wall and ceiling timbers, exposed stonework, fireplace (currently not in use), flagstone hearth and exposed stonework and wooden mantle over, flagstone floor, double radiator, door to built-in storage cupboard, wall light fittings, rear aspect window overlooking the walled gardens.

SUN ROOM

16'11 x 9'9 (5.16m x 2.97m)

Vaulted ceiling, flagstone floor, double radiator, TV point, two front aspect windows, door leading to decking area affording beautiful views through the valley with stone staircase leading to:





CELLAR

16'10 x 16'5 (5.13m x 5.00m)

Worcester oil-fired boiler, power and lighting, consumer unit, UPVC double glazed French doors to front aspect providing access to the gardens.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Door to built-in wardrobe, access to the roof space.

BEDROOM 5

10'2 x 8'9 (3.10m x 2.67m)

Currently used as an office with television point, double radiator, front aspect window offering stunning views through the valley.

BEDROOM 2

18'1 x 16'8 (5.51m x 5.08m)

Stunning vaulted ceiling with exposed beams and stonework, original floorboards, two radiators, telephone point, front aspect sash window offering far reaching views through the valley.

EN-SUITE

White suite comprising wood panelled bath with built-in shower over, vanity wash hand basin with mixer tap and cupboard below, WC, tiled floor, heated towel rail, tiled splashbacks, front aspect window.

BEDROOM 3

16'9 x 13'5 (5.11m x 4.09m)

Exposed stonework, ceiling and wall timbers, telephone point, radiator, rear aspect window overlooking the walled garden.

BEDROOM 4

11'2 x 9'3 (3.40m x 2.82m)

Window seat, exposed ceiling and wall timbers, radiator, rear aspect window overlooking the walled garden, under stairs storage cupboard.

BATHROOM

White suite comprising WC, pedestal wash hand basin, corner shower cubicle with built-in overhead and detachable hand shower, corner bath with mixer tap and shower detachment, tiled floor, tiled splashbacks, heated towel rail, exposed ceiling beams, shaver point, front aspect window.

FROM THE FIRST FLOOR LANDING, A DOORWAY AND TURNING STAIRCASE LEADS TO:

MASTER SUITE

27'9 x 17'7 (8.46m x 5.36m)

A truly stunning bedroom with incredible vaulted ceiling showing off original timberwork, two radiators, TV point, front aspect Velux and two rear aspect windows. Dressing and lounge area with double radiator and Velux roof light. Door to:

EN-SUITE

WC, wash hand basin, claw bath with mixer tap and shower head attachment, tiled floor, heated towel rail, extractor fan, exposed timberwork, side aspect Velux roof light.

OUTSIDE

A sweeping driveway approach leads to a gravelled off road parking and turning area for several vehicles, leading up to:

DETACHED STONE FACED / BLOCK BUILT DOUBLE GARAGE

24'3 x 19'6 (7.39m x 5.94m)

Accessed via two up and over doors, full power and lighting, side aspect door.

The walled garden has a gravelled area, wood store, feature stone well, planted with fruit trees, shrubs and bushes, mature borders and vegetable area, outside lighting. To the side of the property, steps lead up to canopy entrance porch and main front door with pathway leading around the side to the raised decked seating area, steps down to extended gravelled seating area with mature borders, outside power points and lighting, pergola, formal gardens and large pond with central island planted with mature trees.

Beyond the front garden area, gated access leads into the two paddocks with field shelter. The paddocks are enclosed by fencing and hedging.

To the other side of the driveway, there is access into a further paddock and copse, which is planted with an array of evergreen and deciduous trees and mature Sweet Chestnut specimens.

Before reaching the parking area there is a three bay stable block (built in 2009), which comprises of two 11'6 x 11'6 bays, one 15'11 x 11'6 bay, an 11'6 x 7'10 tack room and a 17'9 x 11'6 feed store. There are stable doors to the first three bays, a single door to the tack room and double opening doors into the feed store. The stable block has power, lighting and water supply with gated access and gravelled frontage, enclosed by wooden fencing. Safe hacking is on the doorstep making it ideal for those with horses.

The property in all sits within approximately 7 acres of gardens and paddock and affords a stunning semi-rural position with westerly views through the valley.

SERVICES

Mains water and electric, septic tank, oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

We have been advised by the vendor that Gigaclear is available at the property.

AGENT'S NOTE

The private drainage system is shared between 6 properties with a monthly maintenance cost of £18.75 per month.

WATER RATES

Welsh Water.

LOCAL AUTHORITY

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

TENURE

Freehold.





VIEWING

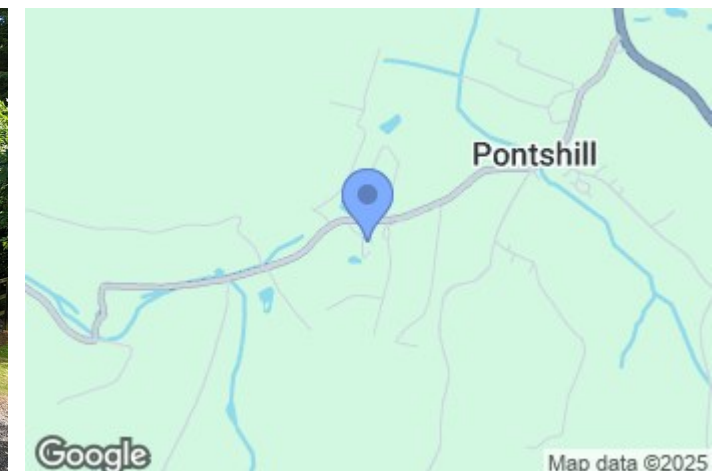
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Ross-On-Wye, proceed out along the A40 towards Lea. Go through the village of Weston Under Penyard into Ryeford, turning right into Lapsley Drive. Follow the road around, taking the left hand turning signposted Wallow Farm on the left hand side, just before the Parkfields Hotel. Upon entering Wallow Farm House, take the right hand fork, signposted The Farm House, and follow the privately owned driveway to the property.

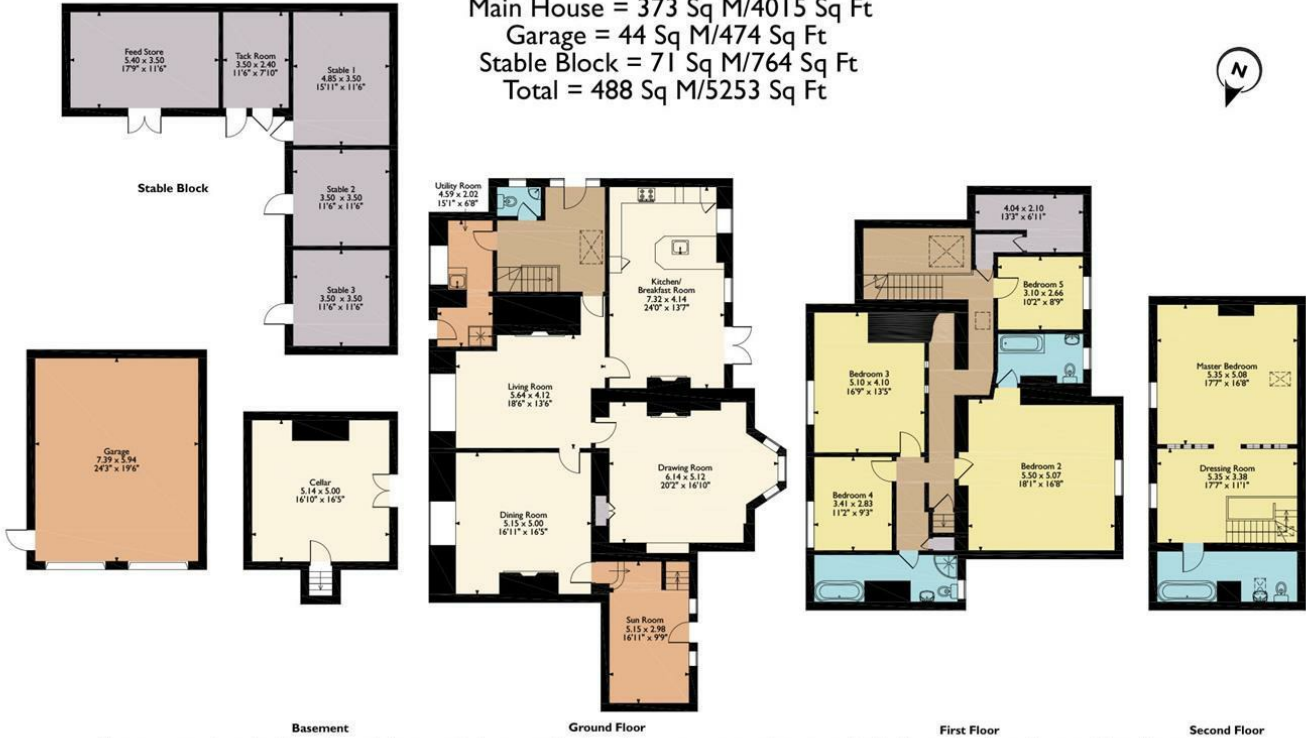
PROPERTY SURVEYS

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



Wallow Farm House, Pontshill, Ross-on-Wye, Herefordshire

Approximate Gross Internal Area
Main House = 373 Sq M/4015 Sq Ft
Garage = 44 Sq M/474 Sq Ft
Stable Block = 71 Sq M/764 Sq Ft
Total = 488 Sq M/5253 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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