



**CHURCH HOUSE, SELLACK, NR ROSS-ON-WYE, HEREFORDSHIRE.**  
Enjoying Rural Location Well Presented House with Annexe & Formal Garden.



## SITUATION

Ross-on-Wye 6 miles, Hereford 11.5 miles, Monmouth 13 miles, Ledbury 20 miles, Gloucester 29 miles, Cheltenham 39 miles, Newport 37.5 miles.

**Mainline Train Service:** Newport to London/Paddington 110 mins. Hereford, Ledbury.

**International Airports:** Bristol 63.5 miles, Birmingham 71.5 miles.

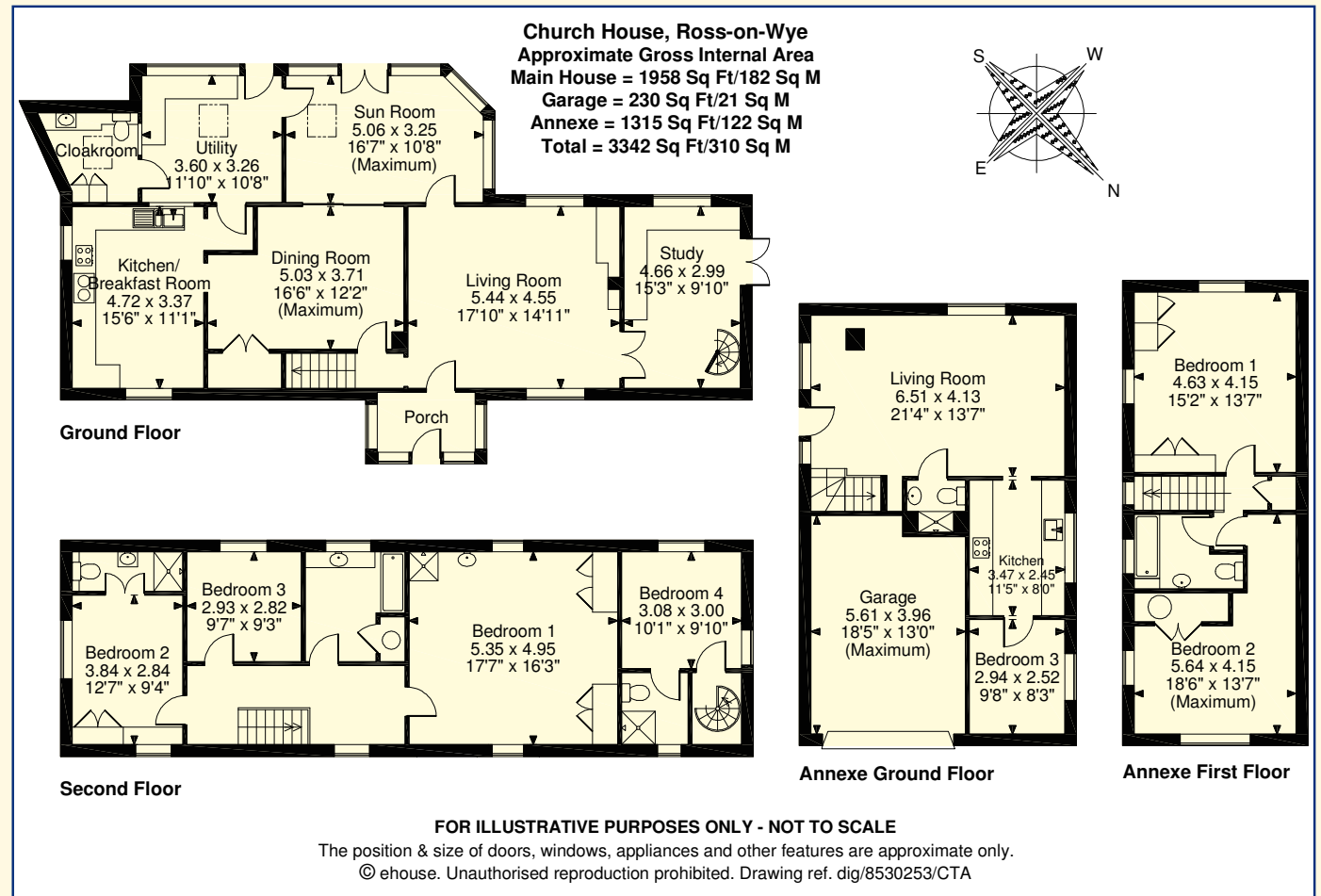
**Church House** is situated in rural location next to the historic St. Tysilio's Church within an Area of Outstanding Natural Beauty with views across the Wye Valley. The property benefits excellent communication links with the M50 and M5 motorway networks. The Cathedral City of Hereford lies to the North with the historic market town of Ross-on-Wye just short drive away.

- Kitchen/breakfast, living room, dining room & garden room.
- Master Bedroom with en suite, 3 further bedrooms including guest room.
- Study, utility, cloakroom, Family shower room
- Adjoining 3 bedroom Annexe, ideal for relative or holiday let (subject to pp)
- Garage & formal gardens.

**Education** Primary School education at Bridstow with secondary school education at Ross-on-Wye. There is an excellent selection of private schools in the area including Haberdashers at Monmouth, Hereford Cathedral School, Malvern St James, Kings at Gloucester and Cheltenham Colleges. For independents see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.herefordshire.wales.gov.uk](http://www.herefordshire.wales.gov.uk)

**Local, Sporting & Recreational** The village of Sellack offers public house, village hall & church with both Hereford & Ross-on-Wye providing a broad range of amenities supermarkets, museum, libraries, health centres and leisure facilities. For more extensive retail and cultural therapy at Cheltenham, Malvern and Monmouth are easily accessible.

There are livery yards nearby for anybody with equestrian pursuits and excellent walking and cycling opportunities are abound from the property with good outriding. Horseracing is at Cheltenham, Chepstow, Hereford, Ludlow and Worcester. Golf can be enjoyed at Hereford, Monmouth (Rolls), Ross-on-Wye or Newport (Celtic Manor).





## CHURCH HOUSE

Church House is spacious white rendered stone detached house with detached annexe and enjoys a private position with views across open countryside. The property is of stone construction that has been rendered under a tiled roof. The main entrance is via entrance hall with doors leading off to the principal rooms & stairs to the first floor. The living room with exposed brick wall incorporating wood burner with wood beam ceiling and picture window looking out across the garden, double doors lead from here into the study with fitted desk and units, spiral stairs lead up to the guest bedroom with ensuite shower. The dining room is off the lounge with doors through to the garden room with patio doors out to the courtyard. The kitchen/breakfast room comprises of range of units with Rayburn & space with table. Door leads through to large utility ideal room for dogs with doors off to cloakroom and outside. On the first floor there are three bedrooms including master bedroom with en suite and further bedroom including shower and family bathroom.



## OUTSIDE

The property is approached via gravelled drive leading into parking for 3/4 vehicles. Church House lies to the right with established hedge to the front with path leading to the front door. To the rear of the property is courtyard with established mature garden beyond.

Across the courtyard is the 3-bedroom annexe with garage, this has been previously use for holiday let and subject to planning could revert easily back to this, given the area and location. The cottage is spacious with open planning living leading through to fitted kitchen and door leading through to study/third bedroom. Stairs from the living room lead up stairs to the 2 double bedrooms with family bathroom. Beyond the annexe is further parking for car and lawn area.



## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Local Authority** Herefordshire Council 01432 260000

**Council Tax** Band F

**Services** Mains electricity & water, private drainage & oil-fired central heating.

**Fixtures & Fittings** xUnless mentioned specifically by separate negotiation.

**Tenure** We are informed the tenure is Freehold with vacant possession on completion.





## VIEWINGS

Strictly by appointment 01432 367802 or email  
liz@foxgrant.com



Liz Langford



William  
Fox Grant



# Fox Grant

**CHURCH HOUSE,  
HR9 6QP**

## DIRECTIONS

Postcode: **HR9 6QP**

From the Ross-on-Wye proceed out on A49 signposted Hereford. After about 0.5 miles turn right for Hoarwithy. Continue along this road for about 2 miles turning right at Picts Cross by the war memorial signposted Sellack. Proceed along for about 1 mile and turn left signposted Sellack Church. Proceed along this road and the property is located on the left handside opposite the Church.

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COUNTRY  
& VILLAGE

FARMS, LAND &  
SMALLHOLDINGS

TRUSTPILOT  
★★★★★

EQUESTRIAN  
SPECIALISTS

TOURISM  
& LEISURE