



Danilo Farmhouse, Deepdean, Ross-On-Wye, Herefordshire, HR9 5SQ



Sunderlands
Residential Rural Commercial



**Danilo Farmhouse
Deepdean
Ross-On-Wye
Herefordshire
HR9 5SQ**

Summary of features:

- A rural detached three-bedroom farmhouse with large gardens
- Stone stable block with potential for conversion subject to planning
- Set in about 1.43 acres with well fenced roadside grass paddock
- Situated a short distance from the M50/A40 with good links to the national motorway network
- For Sale by Private Treaty
- Guide Price: £500,000

Ref: Tara Boulton / Peter Kirby

Situation:

Danilo Farmhouse occupies a spectacular rural location within the hamlet of Deepdean approximately 4 miles outside of the vibrant market town of Ross-On-Wye. The property is situated near to the Forest of Dean, the Wye Valley and Symonds Yat.

The property is well connected to the Cathedral cities of Gloucester and Hereford which offer a variety of amenities and an exceptional range of schools, including The King's School in Gloucester and Hereford Cathedral School.

The property also benefits from excellent access to the A40 and M50 providing links to the national motorway network.

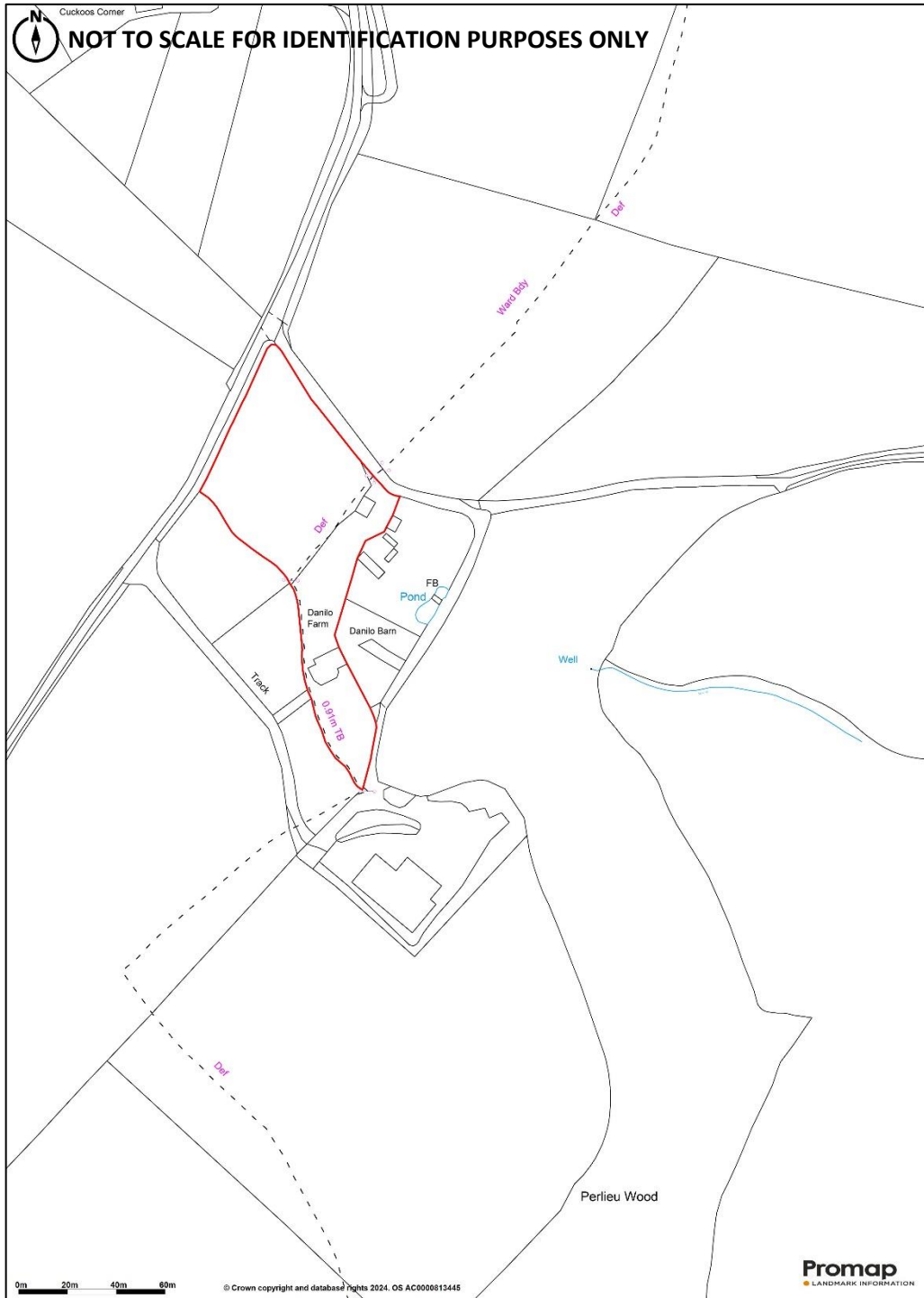
Description:

Danilo Farmhouse is a delightful rural home benefitting from a picturesque valley setting conveniently located on the Herefordshire and Gloucestershire border.

The property comprises a detached three-bedroom farmhouse, two stables, and a paddock. The property exhibits great scope with the potential of converting the existing stable block to provide further accommodation subject to planning permission.

The property would make a wonderful family home. Benefitting from exceptional local scenery and landmarks Danilo Farmhouse offers the opportunity to enjoy a fantastic quality of life.





Danilo Farmhouse:

The accommodation comprises:

Entrance Hall

With glass paned external double doors and stairs leading to the first floor.

Living Room

With log burner set on a stone hearth with a stone fireplace surround.

Kitchen

With fitted base units, tiled floor, electric cooker and inset sink.

Utility Area

With tiled floor and base units.

Shower Room

With shower cubicle, WC, and pedestal hand wash basin.

Dining Room

With carpet floor and cast-iron oil burning stove.

Sun Lounge

With tiled floor, velux windows, and double-glazed windows and doors leading onto the garden.

From the Entrance Hall stairs lead to:

First Floor Landing

With doors to:

Bedroom 1

Double Bedroom with carpet floor.

Bedroom 2

Double Bedroom with carpet floor.

Bedroom 3

Double Bedroom with carpet floor.

Family Bathroom

With shower over bath, WC, pedestal hand wash basin and tiled floor.

Airing Cupboard

With shelving.

Services:

The property benefits from mains water, mains electricity, and private drainage.

Outside:

The farmhouse is situated in lawned gardens bordered by flowers. There is a driveway leading to the property from the Deepdean Road with parking available to the front of the farmhouse.

Stables

The property comprises a twin bay stable block with stone walls, timber clad stable front, pitched slate roof and concrete floor.

Tenure:

Freehold with vacant possession upon completion.

Boundaries:

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Mineral Rights:

We understand that there are mineral rights reserved by a third party.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Council Tax Band:

Herefordshire Council Band: D

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase. The photographs were taken in March 2023.

Directions:

From Ross-on-Wye proceed towards Coughton on the B4234, after about 1.8 miles turn left towards Coughton, continue along this road for about 0.8 miles, until you meet a fork in the road, then bear right signposted 'Deepdean' after about 1.5 miles the property will be found on your left-hand side as indicated by the Sunderlands 'For Sale' Board. What3Words:///submerge.armrest.crackled

Viewing:

Strictly by appointment with the Sole Selling Agents:

Tara Boulton (07824 552830)

t.boulton@sunderlands.co.uk

Peter Kirby (07967 817274)

p.kirby@sunderlands.co.uk

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

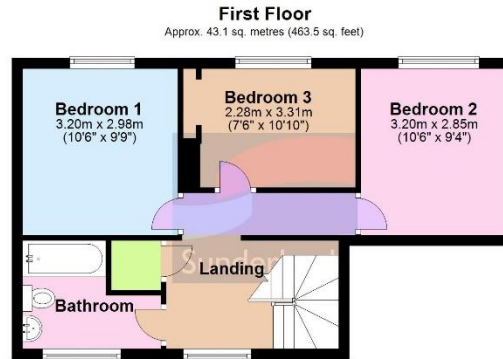
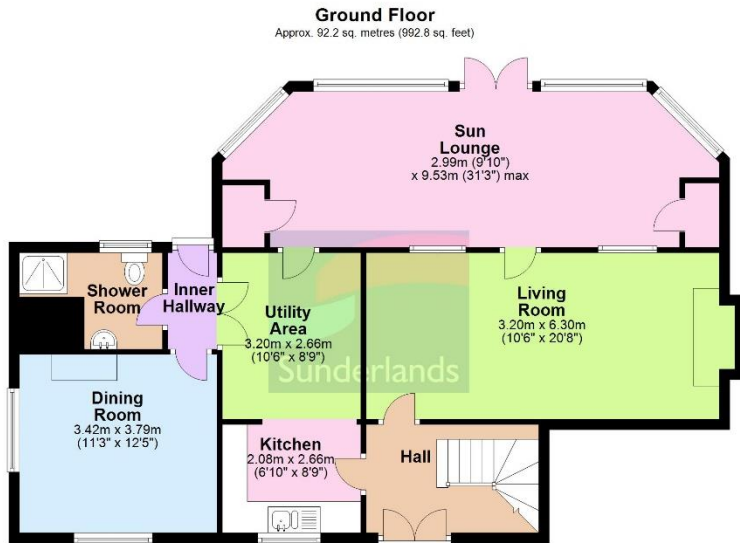
Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

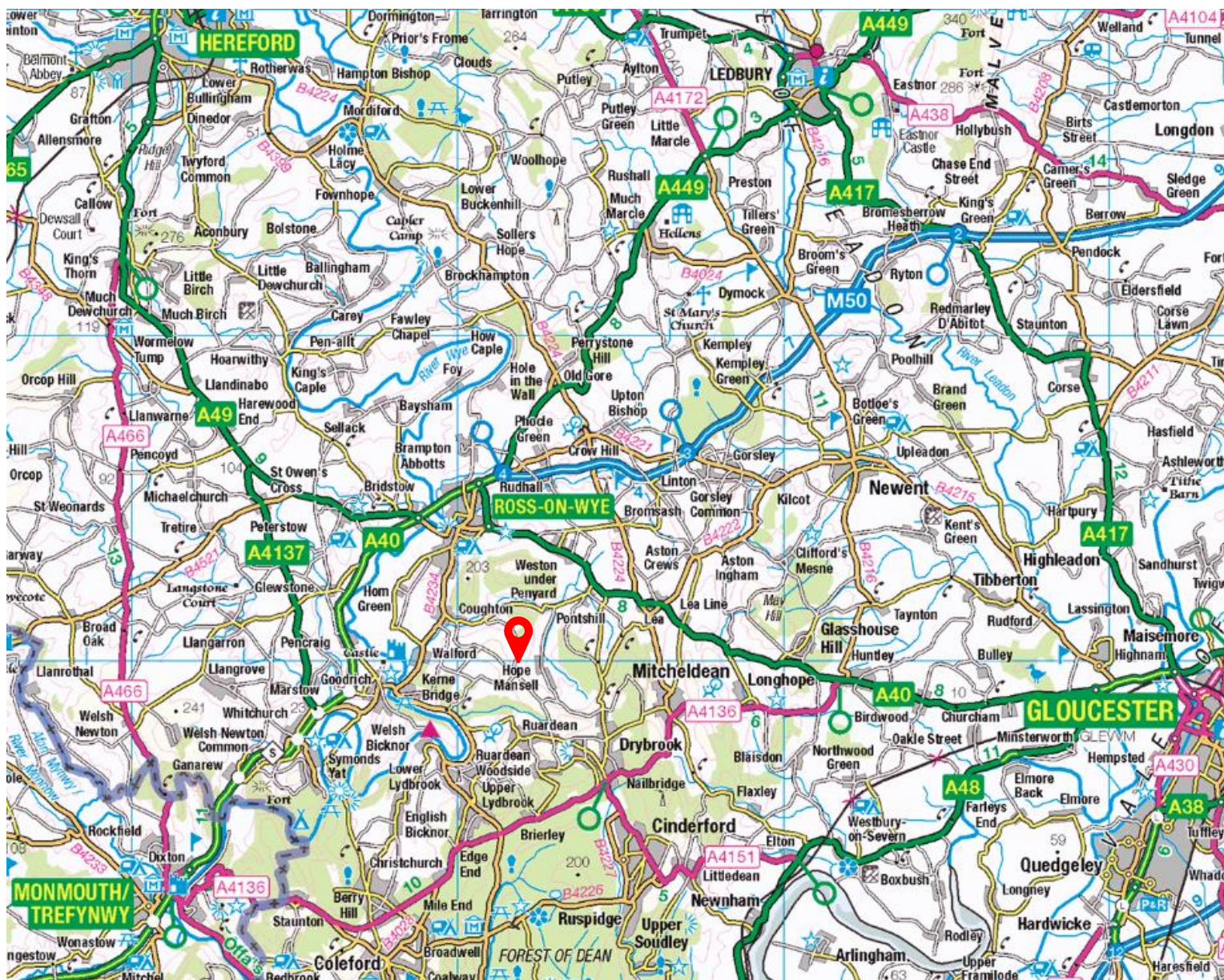
Danilo Farmhouse:



Total area: approx. 135.3 sq. metres (1456.3 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.





Energy rating

Danilo Farm
Deepdean
ROSS-ON-WYE
HR9 5SQ

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Valid until
15 May 2032

Certificate number
0320-2986-1150-2392-8615

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.