



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



**Sunderlands**  
Residential Rural Commercial





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

Summary of features:

- Attractive smallholding
- Three bedroom farmhouse
- Two bedroom barn conversion
- Range of traditional and modern farm buildings
- Set in about 10.77 acres with pasture and woodland
- Situated a short distance from the M50/A40 with good links to the national motorway network
- Guide Prices:
  - Whole - £1,375,000
  - Lot 1 - £750,000
  - Lot 2 - £625,000

**Ref: Peter Kirby & Tara Boulton**

**Situation:**

Danilo Farm 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 smallholding 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:**

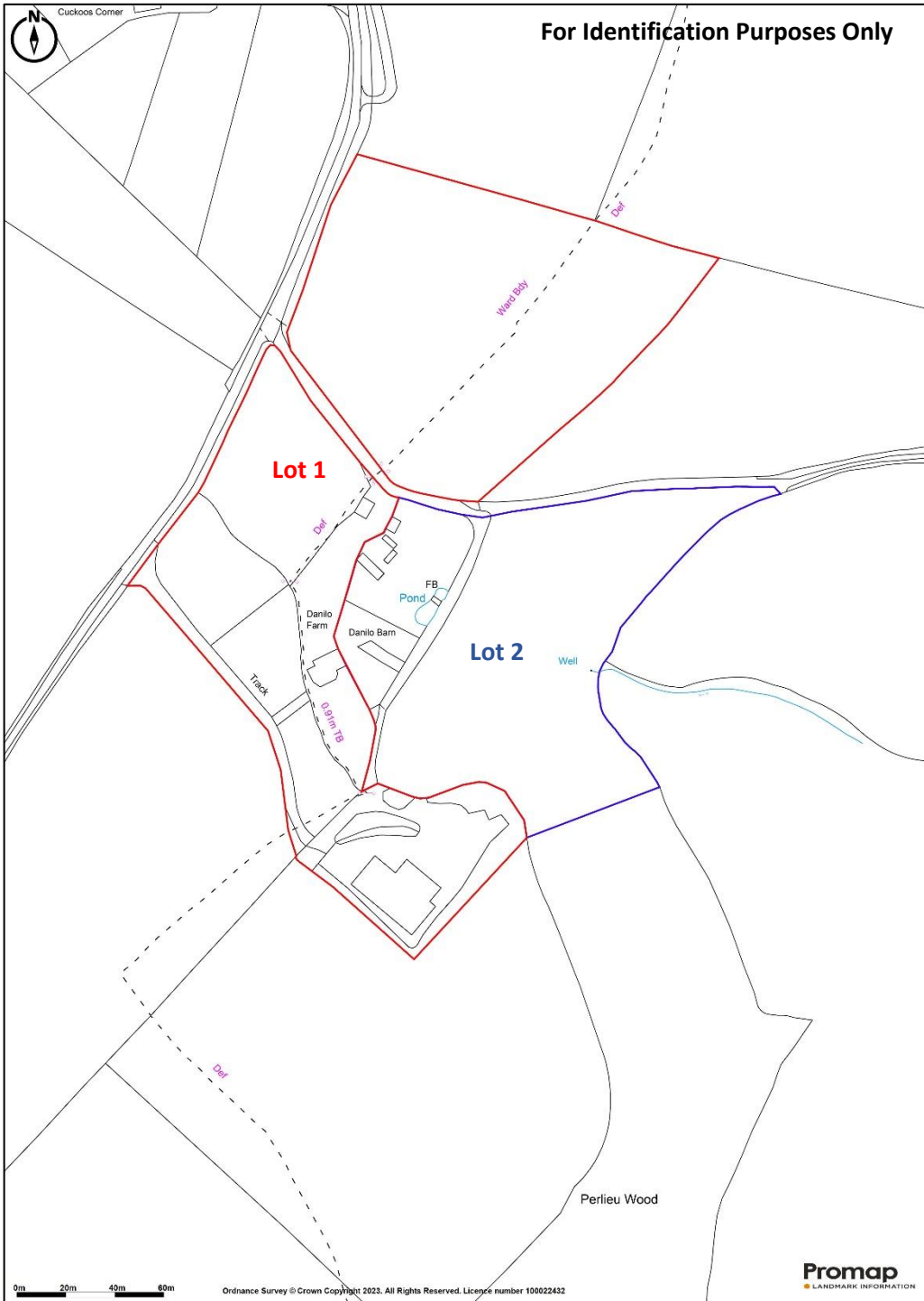
A rare opportunity to purchase a delightful smallholding in a picturesque rural setting with the benefits of being conveniently located on the Herefordshire and Gloucestershire border.

The property comprises a three bedroom farmhouse, two bedroom barn conversion, range of traditional and modern farm buildings, pastureland and woodland extending in total to approximately 10.77 acres.

The property exhibits great potential for a range of uses. Benefitting from exceptional local scenery and landmarks Danilo Farm offers the opportunity to enjoy a fantastic quality of life.









## Lot 1:

The property comprises a three-bedroom farmhouse, stone twin stable block, modern general purpose farm building and 5.49 acres of pastureland. Lot 1 extends in total to approximately 7.22 acres.

## 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.

## Farm Buildings:

The farm buildings are as follows:

### General Purpose Building

Open fronted steel portal framed building with lean-to, part concrete retaining walls, part Yorkshire boarding sides, corrugated pitched roof, and hardstanding floor. (Approximately 6690 ft<sup>2</sup>)

### Stables

Twin bay stable block with stone walls, timber clad stable front, pitched slate roof and concrete floor.

## Outside:

The farmhouse benefits from a lawned garden bordered by flowers to the rear with a terraced garden to the front of the property and private driveway leading to the property from the Deepdean Road.

## Land:

Lot 1 is set in a total of 7.22 acres (2.92 hectares) of which approximately 5.49 acres is pastureland with the remainder garden, drive and yard area.

The pastureland is split into five good sized enclosures and ranges from level to gently sloping. Some of the parcel's benefit from good roadside frontage.

No mains services are connected to the land; however, mains water is available in the road. The property is situated with a Nitrate Vulnerable Zone.

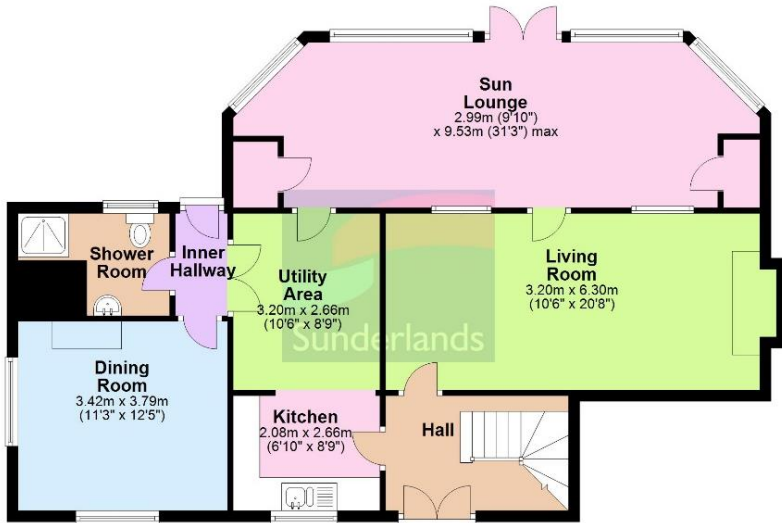




# Danilo Farmhouse:

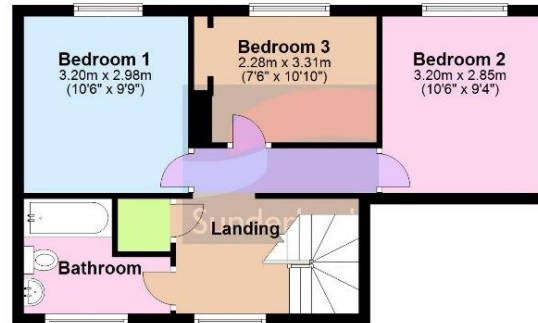
## Ground Floor

Approx. 92.2 sq. metres (992.8 sq. feet)



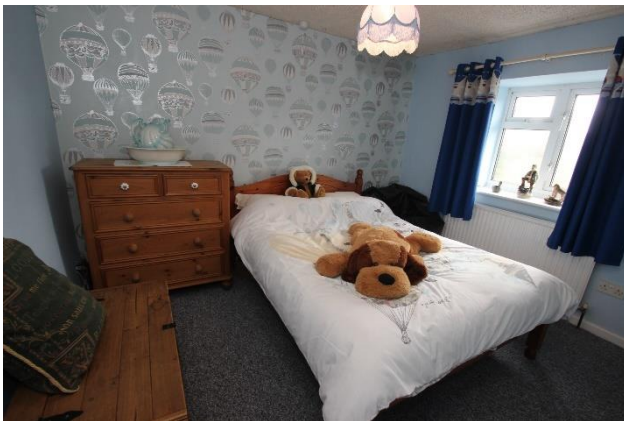
## First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



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

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





## Lot 2:

The property comprises a two-bedroom barn conversion, stone outbuildings, kennels and 2.75 acres of broadleaved woodland. Lot 2 extends in total to approximately 3.54 acres.

## Danilo Barn:

The accommodation comprises:

### Reception Area

With double glazed external double doors and cast-iron spiralled stairs leading to the first floor.

### Dining Room

Open plan with exposed beams, floor to ceiling windows, and laminate floor.

### Kitchen

With fitted base and eye level units, flagstone floor, stainless steel twin sink unit, electric Everhot cooker with overhead cooker hood, airing cupboard with boiler, floor to ceiling windows and external door onto the garden.

### Sitting Room

Open plan with exposed beams, floor to ceiling windows, and laminate floor.

### WC

With WC and hand wash basin.

### Rear Entrance Hall

With laminate floor and steps to sitting room.

### Bedroom 1

Double Bedroom with laminate floor.

From the Reception Area stairs lead to:

### First Floor Landing

Leading to:

### Bedroom 2

Double Bedroom with laminate floor, exposed beams, and floor to ceiling windows.

### Bathroom

With bath, shower cubicle, WC, pedestal hand wash basin and laminate floor.

## Outside:

The barn benefits from a large lawned garden and pond. The property is accessed off the Deepdean Road via a byway lane leading onto the private drive with ample parking available to the front of the barn.

## Out Buildings:

The outbuildings are as follows:

### Kennels

Galvanized dog kennels under a mono pitch felt roof with four partitions.

### Stone Outbuilding

Outbuilding with stone walls and mono pitch corrugated tin roof.

## Land:

Lot 2 is set in a total of 3.54 acres (1.43 hectares) of which approximately 2.75 acres is woodland with the remainder garden, driveway and yard area.

The broadleaved deciduous woodland is predominantly gently sloping and can be accessed via the driveway leading off the Deepdean Road.

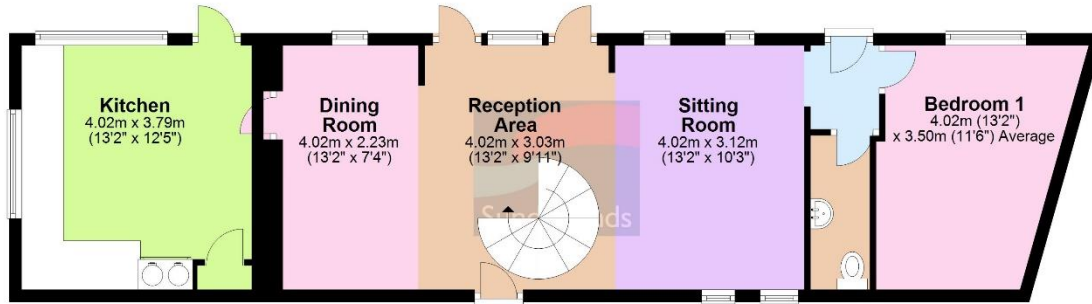
No mains services are connected to the land; however, mains water is available in the road. The property is situated with a Nitrate Vulnerable Zone.



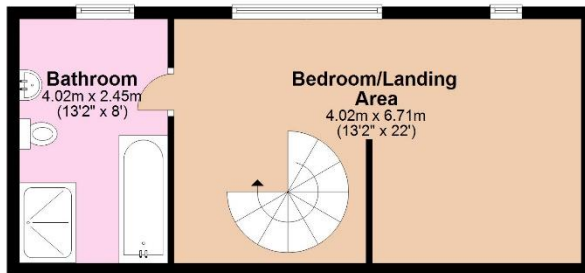


**Danilo Barn:**

**Ground Floor**  
Approx. 66.4 sq. metres (714.7 sq. feet)



**First Floor**  
Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 103.6 sq. metres (1115.6 sq. feet)

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



### Tenure:

Danilo Farm is Freehold with Vacant Possession.

### 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.

### Basic Payment Scheme:

The Vendor will retain the 2023 payment and any future delinked payments.

### Stewardship Schemes:

In so far as we are aware the land is not the subject of any Environmental Stewardship Scheme.

### 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.

### Planning:

The modern general purpose farm building may have future scope for change of use. Prospective Purchasers are to make their own planning enquiries.

### Overage:

Provision will be made for Uplift Overage at 30% over a thirty-year period from the date of completion. Any Overage payments will be triggered by change of use to non agricultural / equestrian use.

### Services:

The properties benefit from mains water, mains electricity, private drainage, and oil-fired central heating. The farmhouse and barn have their own separate connections and oil tanks.

### Council Tax Band:

Herefordshire Council Band:

Danilo Farmhouse: Council Tax Band 'D'

Danilo Barn: Council Tax Band 'D'

### Local Authority & Public Utilities:

**Herefordshire Council**, Plough Lane, Hereford, HR4 0LE.

**Welsh Water Dwr Cymru**, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

**Western Power Distribution**, Toll End Road, Tipton, DY4 0HH

### 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.

### 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:

**Peter Kirby** (07967 817274)

[p.kirby@sunderlands.co.uk](mailto:p.kirby@sunderlands.co.uk)

**Tara Boulton** (07824 552830)

[t.boulton@sunderlands.co.uk](mailto:t.boulton@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:

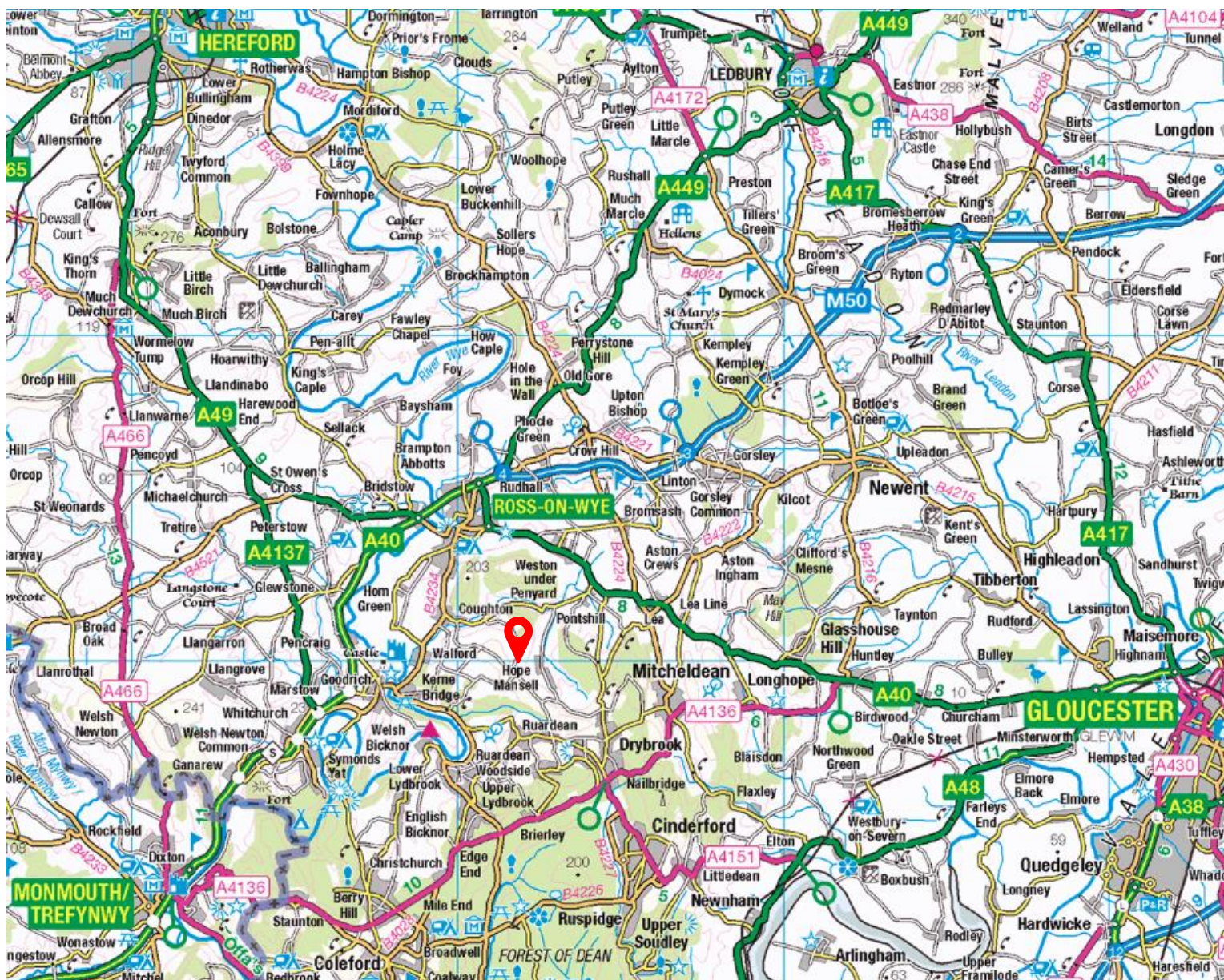
Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

### 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 Farm Deepdean ROSS-ON-WYE HR9 5SQ	<b>Energy rating</b> <div style="font-size: 2em; font-weight: bold; text-align: center;">G</div>
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Valid until <b>15 May 2032</b>	Certificate number <b>0320-2986-1150-2392-8615</b>
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Danilo Barn Deepdean ROSS-ON-WYE HR9 5SQ	<b>Energy rating</b> <div style="font-size: 2em; font-weight: bold; text-align: center;">D</div>
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Valid until <b>19 May 2032</b>	Certificate number <b>6532-8525-2100-0256-6296</b>
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**Sunderlands 1862 LLP**

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

**Hereford Branch**

Offa House, St Peters Square,  
Hereford HR1 2PQ

**Tel:** 01432 356 161

**Email:** hereford@sunderlands.co.uk

**Hay-on-Wye Branch**

3 Pavement House, The Pavement,  
Hay-on-Wye, Herefordshire, HR3 5BU

**Tel:** 01497 822 522

**Email:** hay@sunderlands.co.uk

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.

