



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



**Sunderlands**  
Residential Rural Commercial





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

**Summary of features:**

- Attractive smallholding
- Two-bedroom barn conversion
- Range of outbuildings, including 6690 ft<sup>2</sup> modern general purpose agricultural building
- Set in about 8.37 acres with pasture and woodland
- Situated a short distance from the M50/A40 with good links to the national motorway network
- For Sale by Private Treaty

**Guide Price: £750,000**

**Ref: Tara Boulton**

**Situation:**

Danilo Barn 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 two bedroom barn conversion, range of traditional and modern farm buildings, pastureland and woodland extending in total to approximately 8.37 acres.

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





### 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 property benefits from a large lawned garden. The property is accessed 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:

#### 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>)

#### Stone Outbuilding

Outbuilding with stone walls and mono pitch corrugated tin roof.

### Land:

Danilo Barn extends in total to approximately 8.37 acres (3.38 hectares) of which approximately 3.67 acres is pasture land and 2.74 acres is woodland with the reminder garden, driveway and yard area.

The pasture land is gently sloping and is accessed off the byway leading to the property. The land is bordered by stock proof fencing and has previously been used for grazing and hay making.

The broadleaved deciduous woodland is predominantly 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.







Chestnut Wood

Danilo Farm

Danilo Barn

FB

Pond

Well

Track

0.91m FB

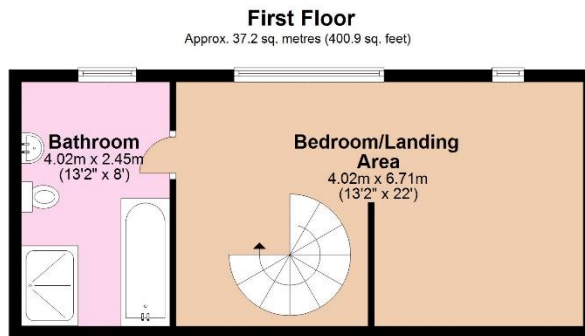
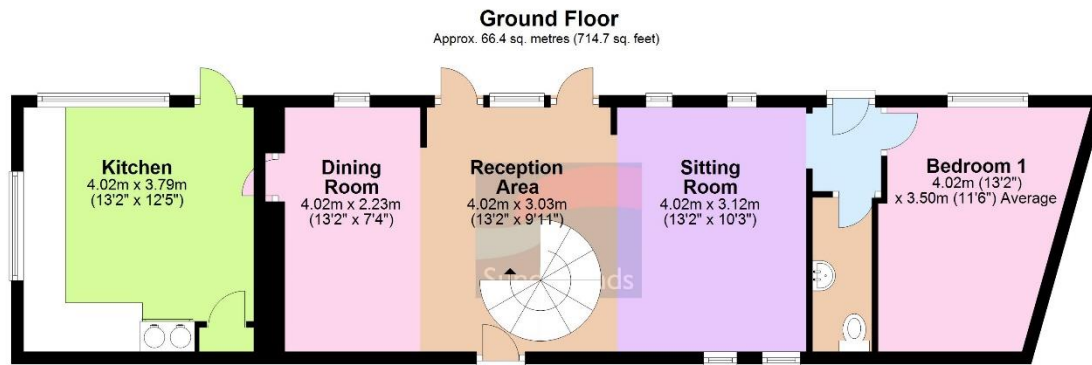
Ward Bay

Def

Def

0m 30m 60m 90m





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:

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.

### 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:

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 property benefits from mains water, mains electricity, private drainage, and oil-fired central heating.

### Council Tax Band:

Herefordshire Council Band:  
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.

**National Grid**, Vincent Carey Rd, Hereford, HR2 6LB.

### 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](mailto:t.boulton@sunderlands.co.uk)

### Site Plans:

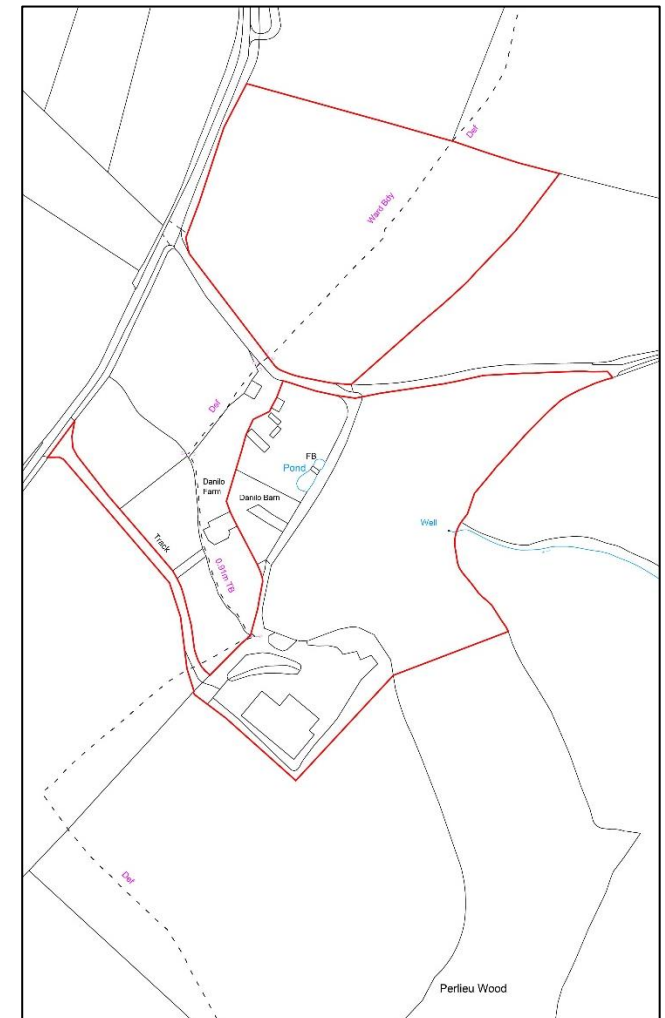
The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

### 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:

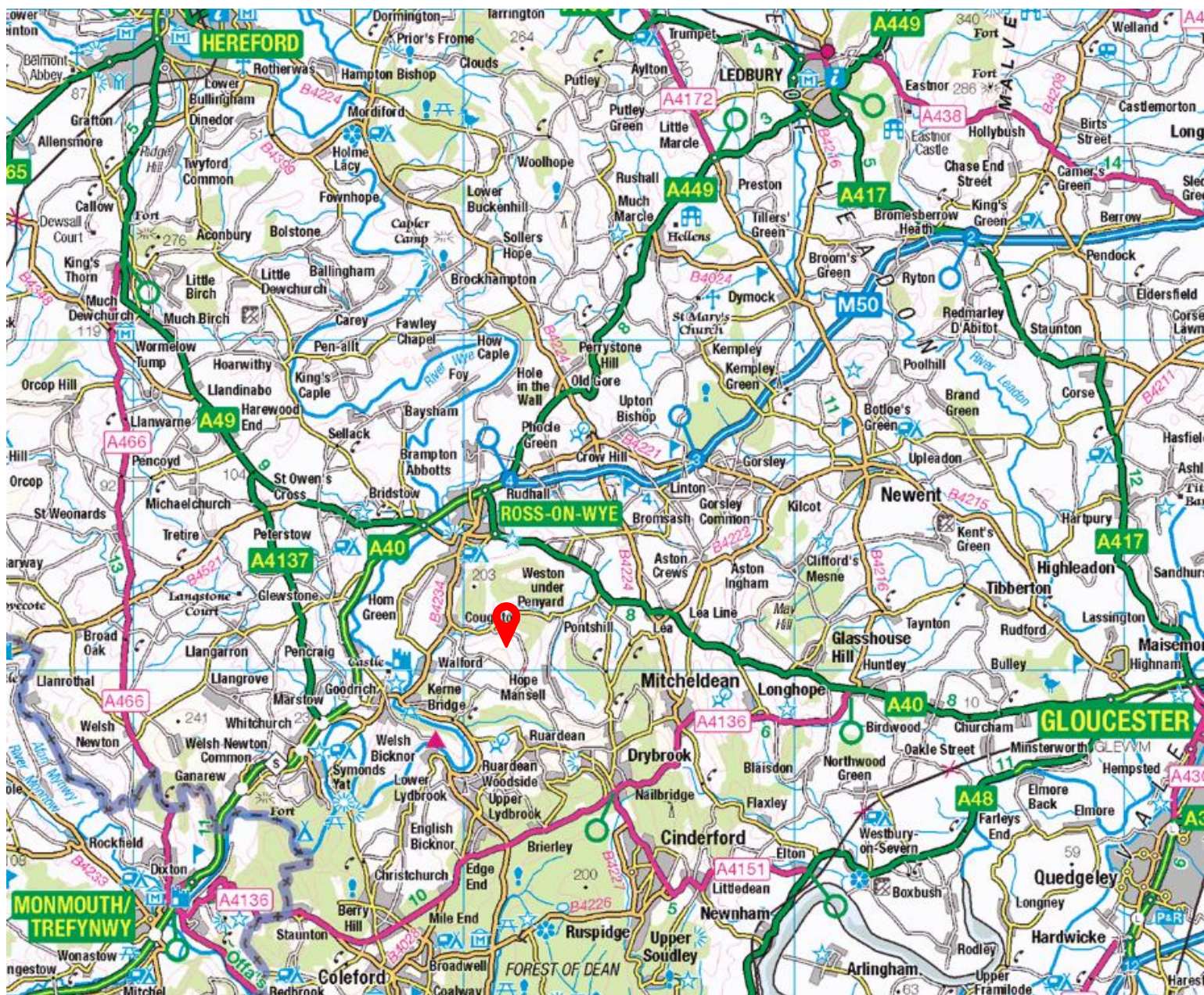
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Danilo Barn  
Deepdean  
ROSS-ON-WYE  
HR9 5SQ

Energy rating

D

Valid until  
19 May 2032

Certificate number  
6532-8525-2100-0256-6296

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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.