



Leeward House, Upton Bishop, Herefordshire HR9 7TU







**Leeward House  
Upton Bishop  
Herefordshire  
HR9 7TU**

Summary of features

- Sought after location
- Detached house
- Four bedrooms
- Countryside views
- Gated private entrance with sweeping driveway
- Landscaped southerly gardens
- Spacious accommodation

**Guide price £725,000**

**Description**

Welcome to Leeward House, a stunning detached property located in the sought-after area of Upton Bishop, Herefordshire. This charming house boasts not only a desirable location but also picturesque countryside views that will take your breath away. The spacious accommodation throughout the house provides a sense of openness and freedom, making it a perfect place to call home. One of the standout features of Leeward House is its southerly gardens. Imagine enjoying a cup of tea in the morning sun or hosting a summer barbecue surrounded by the beauty of nature. If you are looking for a property that combines tranquility with modern living, then look no further. Leeward House offers a unique opportunity to embrace countryside living while still being within easy reach of local amenities. Don't miss out on the chance to make this delightful house your new home.

**Situation**

Located on the fringes of Upton Bishop village where amenities include the highly acclaimed Moody Cow pub/restaurant along with a community hall and church. There are also two good golf courses nearby. The market towns of Ross-on-Wye and Newent are approximately 4 and 6 miles and offer a wide range of shopping, social and sporting facilities. There are excellent road links with the M50 and A40 giving access to the Midlands and South Wales and South West.

**Accommodation**

The accommodation comprises: Entrance Hall, Living/dining room, Kitchen, Utility, Study, Cloakroom, four bedrooms, En-suite shower room and Family bathroom.

**Entrance Hall**

A lovely light and spacious reception hall having attractive hardwood full turn staircase leading to the first floor. Plenty of natural light with Velux ceiling window and additional leaded stained

glass window to front aspect. Useful understairs storage cupboard.

**Open Plan Living/Dining Room**

A fabulous light and spacious room with stunning views of the surrounding countryside, extending to May Hill in the distance and adjacent open fields. Enormous amount of natural light having uPVC double glazed windows on both sides and large uPVC double glazed sliding patio doors leading out to the garden taking full advantage of the views. Stone fireplace, currently fitted with LPG gas wood burning stove.

**Kitchen**

Fitted with an excellent range of high quality cream gloss base and matching wall mounted units with drawers. Integrated appliances to include fridge, oven and complimenting microwave. Induction hob with concealed extractor over, integrated dishwasher. Quartz worktops and upstands with undermounted stainless steel sink unit with mono block mixer and spray head. Doorway leading to the utility.

**Utility**

Again, smartly presented with a range of high gloss cream bases and matching wall cupboards. Complimenting quartz worktops and upstands incorporating tall larder units. Space for washing machine and dryer. Undermounted stainless steel sink with mono block mixer. uPVC double glazed stable door leading out to garden.

**Study**

With woodgrain uPVC double glazed window to front aspect.

**Cloakroom**

Well presented with a two piece suite comprising, vanity unit with mono block mixer and low level WC with concealed cistern. Heated towel radiator. uPVC double glazed window.







## First Floor

### Bedroom One

An exceptionally light and spacious room with amazing rural views. uPVC double glazed windows to side and rear aspect which really do take advantage of the superb location and environment. The dressing area is currently fitted with mirror fronted wardrobes to either side and door into the en-suite shower room.

### En-Suite Shower Room

Beautifully fitted having an exceptionally wide shower cubicle with glazed sliding door and aqua board surround, fitted mains shower. Excellent range of fitted bathroom furniture with vanity unit, overhang wash hand basin and mono block mixer. Additional useful storage cupboard.

### Bedroom Two

Again, a lovely room with plenty of natural light with uPVC double glazed windows to front and rear, the rear window providing exceptional views again over the surrounding countryside. Recessed mirror fronted wardrobes.

### Bedroom Three

With double aspect having uPVC double glazed windows to front and side again with pleasant rural views

### Bedroom Four

Double glazed window to front aspect.

### Family Bathroom

White suite comprising low level WC. Pedestal wash hand basin. Panelled bath with shower mixer. Corner glazed and tiled shower cubicle and mains shower. Window to front aspect.









### Outside:

The property is approached by electrically operated timber double gates with sweeping drive which leads to a large block paved parking and turning area. Attractive lawned fore garden, flanked by lavender beds and vast array of mature shrubs. Gated access leads to both sides of the property to the rear garden. A large double garage with twin steel up and over doors leading in. Well equipped with power points and lighting. Window to rear aspect. Plenty of room for additional freezers etc. Timber door leading out to covered area. The extensive gardens extend, in total, to approximately 0.30 of acre. The fabulous rear garden is laid to lawn, exceptionally well stocked with a good range of colouring shrubs. Stone patio areas provide fabulous sitting area, al fresco dining areas all taking full advantage of the southerly facing rear aspect. The patio area is situated close to the kitchen with a wonderful easterly aspect perfect for leisurely breakfasts and morning coffee.

### Services:

Mains water and electricity are connected to the property. Oil fired central heating and private drainage.

Herefordshire council tax band – G

### Tenure:

Freehold.

### Directions:

From Ross-on-Wye proceed on the A40 to the M50 roundabout taking the small road running parallel with the M50, signposted to Upton Bishop, for approximately 2 miles passing the Moody Cow public house on the right hand side and turning right onto the B4221 and the property can be found third house along on the right hand side.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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

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