





# FISHPOOL FARM

ST. WEONARDS, HR2 8NY

Guide price: £1,750,000

**Every room in this beautifully bright country home boasts far-reaching views across the unblemished countryside. The modern six-bedroom home - which is over 5,000 square feet and laid out over three floors, is set within grounds of 35 acres and therefore offers its custodian an enviable and private rural haven.**

Five bedrooms, four with en-suite facilities •  
Living room • Dining room • Sitting room •  
Study • Open-plan living arrangement •  
Plant room • Utility/laundry room •  
Two reception halls • Cloakroom •  
Integral double garage • Expansive driveway

## Location

The small village of St Weonards is tucked away in a breathtakingly beautiful and tranquil corner of Herefordshire. The village also contains a preschool and primary academy, but private schooling options are found in the market town of Monmouth and cathedral city of Hereford -both of which are around a 15-minute drive away. It is also worth noting that Monmouth, Hereford and another popular market town, Ross-on-Wye - all offer more comprehensive amenities, including supermarkets and leisure facilities. Despite the serene location, it also benefits from being within easy reach of excellent transport links; the A40 is around six miles away, and the M50 is around eight miles away.













The entrance into Fishpool Farm leads into a spacious reception hall which immediately sets a handsome scene with its oak staircase with glass balustrade - the first of two staircases linking this level with the storey above. There is a bedroom on the left and, on the opposing side of the reception hall, an inner lobby extends around to the right. The first door opens into a shower room and, like all other bathrooms, the fittings have all been sourced from Villeroy & Boch. In this zone, there is also an office and a plant room. A door at the far end of the hallway opens into a second hallway. On the right-hand side, there is a door to the integral double garage. On the left, there is a large utility room which includes a purpose-built drying room. Back in the hallway, another staircase leads to the first floor.

This level of the home also includes a door which leads out to the expansive driveway and therefore offers an alternative entrance. The storey accommodates an annexe, offering an opportunity for multi-generational living. There is a large sitting room, a dual-aspect bedroom and a bathroom which includes a four-piece suite.

A substantial open-plan living arrangement sits on the opposite side of the home. Plenty of light in through a large box bay window and a glass door which opens on a glass-frame balcony - offering an ideal area for an alfresco dining space. The high-specification kitchen itself is fitted with a wealth of modern, integrated Neff appliances. High-gloss base and wall-mounted units give an abundance of storage space and a door in the far corner opens into a pantry.

Beyond the kitchen, there is a formal dining area which features attractive oak staircases. Further along, there is a beautifully bright triple-aspect sitting room which has a high ceiling and a feature fireplace.

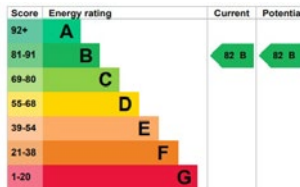
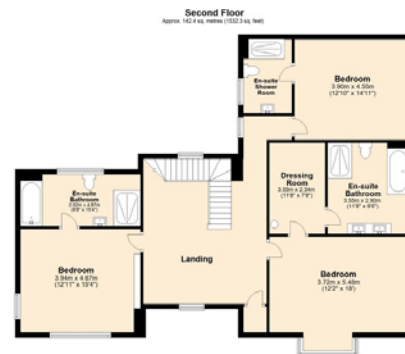
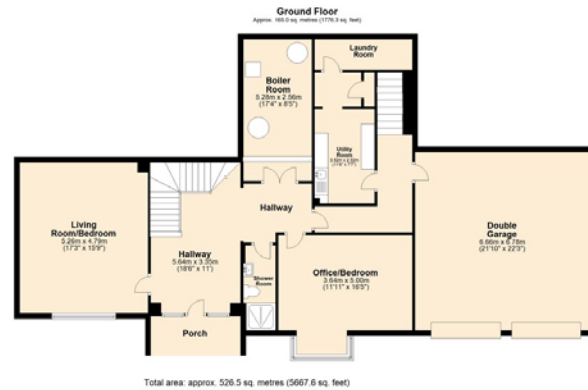
The top floor includes three generously proportioned bedrooms, all of which have en-suite facilities. Of these, the master also carries a separate dressing room.











#### Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

#### General

Services: Ground-source heat pump. Underfloor heating. Mains water and electricity. Private drainage. LPG for heating the water. Telephone line and fibre broadband to the premises.

Local authority: Herefordshire Council. Tax band G.

Tenure: Freehold

#### Directions

From Ross-on-Wye, take the A49 towards Hereford. Head through Peterstow and pass Pengethley Garden Centre on the right-hand side of the road. At the crossroads, turn left towards Orcop. Stay on this road for just over one-and-a-half miles, then after crossing a small bridge, take the left-hand turning. After around 600 metres, the right hand turning into Fishpool Farm will be seen.

What3words: fastening.caveman.luxury

Ross-on-Wye 7 miles • Monmouth 8 miles •  
 Hereford 10 miles • Abergavenny 17 miles •  
 Gloucester 26 miles • Cheltenham 32 miles •

Agents note: There is a public path that runs across the very beginning of the driveway, we are advised by our vendors that this is scarcely used, however and has proved to be inconsequential.



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