





# TAN HOUSE FARMHOUSE,

UPTON BISHOP, ROSS-ON-WYE,  
HEREFORDSHIRE HR9 7UP

£1,600,000

- Tan House Farmhouse is a spectacular, beautifully extended eco-friendly home with outstanding equestrian facilities.
- Stunning Kitchen Open Plan to Garden Room
- Three Further Reception Rooms and Study
- Fabulous Master Bedroom Suite
- Four Double Ensuite Bedrooms
- Ground-Source Heat Pumps (with RHI and underfloor heating throughout: PV Solar Panels with FIT income)
- Triple Garage with Room Over
- Fabulous American Barn with 7 Stables, Kitchen, Tack Room, Feed Store and Cloakroom
- Olympic-size' 60m x 30m Arena by Pegasus Arenas with All-Year Round premium surface
- Further Outbuildings Including 5 Barns all set in approximately 5.8 acres (2.3 Hectares)

- Ross-on-Wye 5 miles
- M50 motorway 1 mile
- Ledbury 12 miles
- Hereford 15 miles
- Gloucester 16 miles
- Cheltenham 22 miles
- Monmouth 16 miles















## Location

The sought after village of Upton Bishop has a church, Millennium Village Hall and an award winning pub, 'The Moody Cow', with two golf courses and a number of fishing lakes nearby. The location offers an idyllic setting and is within easy reach of amenities and road networks. The village of Gorsley, just 1 mile away, has a church, public house and restaurant, post office and community shop and respected 'Gorsley Goffs' primary school. The pretty market town of Ross-on-Wye with its picturesque river walks is approximately 5 miles away and offers an array of excellent shopping facilities. There is excellent schooling from both the private and state sectors including; primary schools at Gorsley and Weston-under-Penyard, Haberdashers at Monmouth and John Kyrle at Ross-on-Wye and Hereford Cathedral School, with buses for both Gorsley primary school and John Kyrle high school stopping at the Upton Bishop cross and Hereford Cathedral school stopping at the end of Phocle Green approximately 2 miles away. More comprehensive facilities can be found in the surrounding Cathedral cities of Hereford, Worcester and Gloucester and the Regency Spa town of Cheltenham.

## Outside

Arriving through the wrought iron gates with stone pillars sets the scene as one is met with this striking and commanding farm house with Forest of Dean stone driveway which is flanked with mature hedging and leads to the triple garage. The driveway stone gently encompasses the property to the rear and opens onto the flagstone patio which is a great space for entertaining with family and friends whilst enjoying the peace and tranquillity this property offers. To the side of the property the original driveway remains in situ and opens into a large open fronted covered shelter which can be used as under cover parking or potting / garden shed, and steps leading up to the first of the 3 barns.



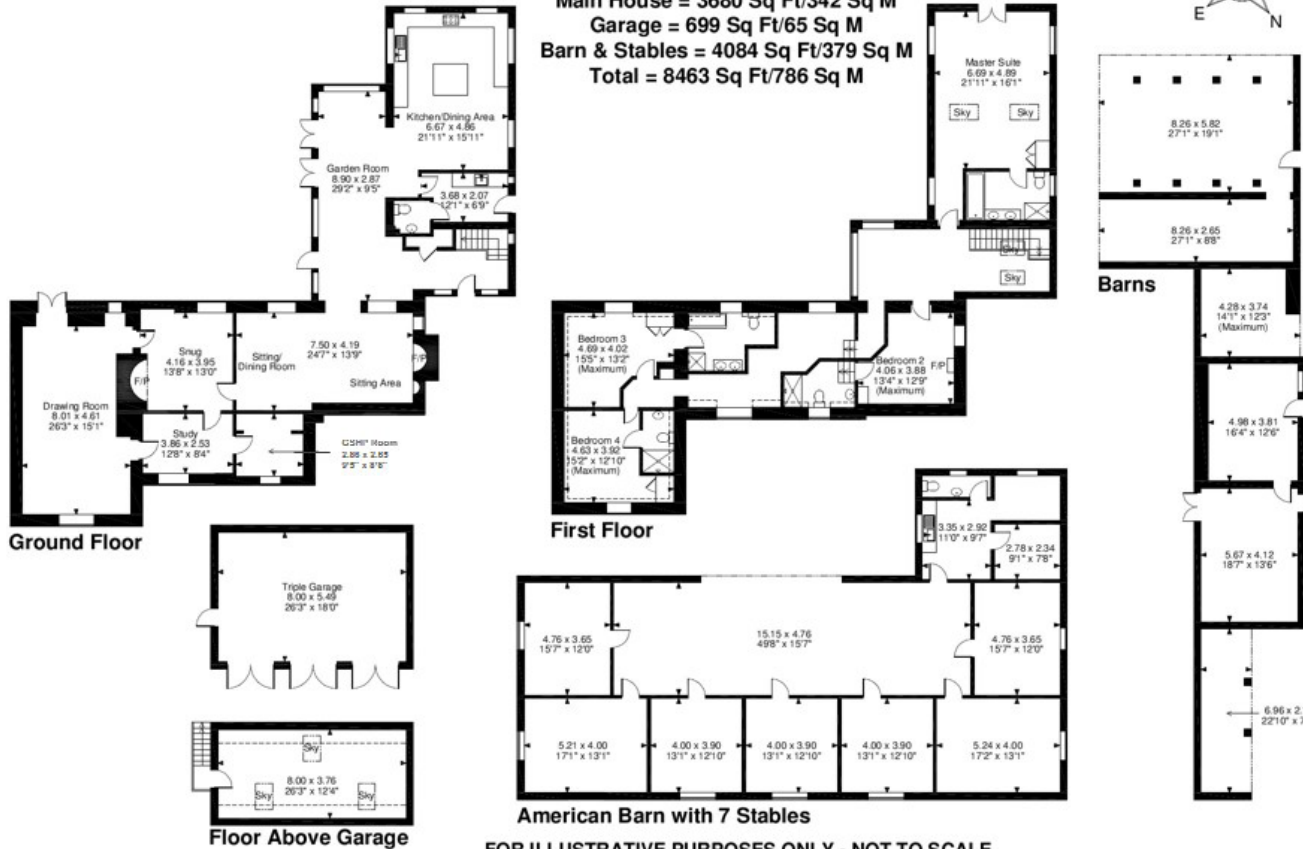
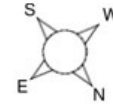








**Tan House, Farmhouse, Upton Bishop, Ross-on-Wye**  
**Approximate Gross Internal Area**  
**Main House = 3680 Sq Ft/342 Sq M**  
**Garage = 699 Sq Ft/65 Sq M**  
**Barn & Stables = 4084 Sq Ft/379 Sq M**  
**Total = 8463 Sq Ft/786 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	86   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

Equestrian: From a separate entrance through the substantial wooden gates leads to the sweeping driveway. The fabulous size American Barn is well equipped and incorporates 7 stables with water feeds. A door from here opens further into the building leading into the kitchen, tack room, feed store and cloakroom facilities. Internet connected cameras are installed inside to enable monitoring of the animals and outside along with other security features. The 'Olympic Arena' measures nominally 60m x 30m and was constructed by 'Pegasus Arenas' with an 'all year round' premium track surface, all fully enclosed with post and rail fencing with training mirrors across one end. Planning Conditions allow for up to 3 commercial liveryes to be accepted.

Directions: From Ross-on-Wye proceed on the A40 towards the M50 and on reaching the M50 roundabout take the third turning signposted 'The Midlands/Worcester'. Continue for approximately 3 miles to Junction 3 signposted Newent B4221. Note: the end of the slip road is a slow left hand 90-degree corner. Turn immediately left again and after 50m turn right. After 100m you will pass the entrance to the Ross-on-Wye Golf Club on the left. After approximately 0.5 miles turn off this road by continuing straight on for a further 0.5 miles where the driveway to the property can be found on the left hand side (red Post office box immediately outside) and opposite a 'black and white' cottage.

