



Black Norle Barn & Farmhouse,
Glewstone, Ross-on-Wye, Herefordshire, HR9 6BA



MORRIS
BRICKNELL





Black Norle Barn & Farmhouse, Glewstone

Ross-on-Wye, Herefordshire, HR9 6BA

Guide:
£1,750,000

Outstanding Stone Barn Conversion Together with Nearby Un-modernised Farmhouse

Both Properties Enjoy a Beautiful Rural Location Encircled by over 15 Acres of Paddock & Pasture

Far Reaching Views Across Rolling Herefordshire Countryside

Treelined Approach Drive & Large Wildlife Pond with Fine Weeping Willow

The Stone Barn has been Beautifully Converted & has Superb Multi Car Adjoining Building

Despite Rural Seclusion, Motorway Connections within 5 Minutes' Drive



Location & Description

Black Norle Barn and Farmhouse lie some 50 yards apart approx. 4 miles southwest of the market and tourist town of Ross-on-Wye. Both properties have predominately east/west outlooks across neighbouring farmland toward wooded hillsides in the distance.

Black Norle Barn was converted some 10 years ago to a particularly high standard, great care having been taken with choice of materials, textures and tones. One enters the property through the magnificent 29' reception area with richly timbered galleried landing above. Most of the principal rooms lead directly from these areas. On the ground floor, the main 27' reception room has a superb large wood burning stove recessed within a fine stone fireplace.

Off this room is the 16' study, whilst to the opposite side of the hall, double doors open through to the exquisite 26' dining room with snug beyond and superb kitchen adjacent. The kitchen has a wonderful four oven Aga and a wide range of appliances, whilst not far away is the laundry/utility room and second ground floor cloaks and wc.

Accessed from the atmospheric and vast landing are the bedrooms and bathrooms, again all fitted to a high standard. Views from almost all windows confirm what a wonderfully secluded, yet accessible location the Barn occupies.

To the east of the Barn there is a most generous paved courtyard, to one side of which is the triple open fronted garaging area.

There is a further paved courtyard to the west of the Barn, adjacent to which is a versatile, stone-built garage/workshop block.

The initial approach drive to both buildings is flanked by Crab Apple Trees, this approach lane leading off the tarmac council maintained lane at the bottom of the drive.



The Farmhouse

As one approaches the pond, the drive to the Barn loops around to the east side of the Barn enabling vehicular access to the refurbished and re-roofed triple, open fronted carport. If one continues up the driveway past the pond, one reaches the Farmhouse. This building pre dates the construction of the Barn, and beneath the current walling and decorations we believe it to be a Cruck-Frame structure, a method of building in timber which pre dates many later stone farm buildings. Whilst perfectly liveable, the property has not been modernised in recent years, and we would suggest that most purchasers would eventually wish to totally refurbish the property. Adjoining the Farmhouse to the north is a substantial stone outbuilding, also under a double pitched roof. The Farmhouse itself is of rendered elevations under a double pitched slate roof.

Someway to the north of the complex of buildings is a magnificent mature Oak tree which forms a wonderful focal point close by.



Exceptional Reception Hall, Galleried Landing, Drawing Room & Snug





Beautifully Appointed Accommodation



Wildlife Pond & Grounds

Positioned behind the converted Barn and alongside the Farmhouse is a superb large Wildlife Pond over which arches a beautiful, mature Weeping Willow. Nearby is the original stone cider mill which forms an attractive feature alongside the approach drive.

The land to be sold with these properties extends all the way around the buildings, the land in question extending in total to a little over 15 acres. The greater part of the land is gently sloping, and has mature hedging to certain of the boundaries. It will be the responsibility of the purchaser to erect a fence to the proposed new eastern boundary.

Services: Mains electricity is supplied to the property. Water is supplied from a borehole which lies just to the north of the Barn. Should for any reason a purchaser wished to access mains water, we understand that this is available alongside the council lane nearby. Private drainage. Oil fired central heating..

Broadband: Current BT availability Speeds: Up to 900Mb (Quoted from www.bt.com/broadband/availability by using the property's postcode)

Outgoings: 'G' (Barn) 'D' (Farmhouse) Council Tax Band **EPC Rating:** 'D' (Barn) 'C' (Farmhouse) (Full EPC Rating available)

Tenure: We are advised that the property is Freehold

To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

Directions: Leave the western outskirts of Ross at Wilton roundabout (BP Service Station) taking the A40 dual carriageway towards Monmouth. After approx. 1.5 miles, carefully turn right as signposted to Glewstone. Proceed through the village and drive across the minor crossroads at the bottom of the next slope. Take the **next** turning right, shortly before a former Primary School, and proceed up this lane for 200yds, after which the unmade lane to Black Norle Barn & Farmhouse will be seen on the right hand side. **What3words: ///spreads. Quilting.different**

Money Laundering Regulations: To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.





Farmhouse Offering Fantastic Renovation Potential





Pasture Land Extending to Approx. 15 Acres & Pond

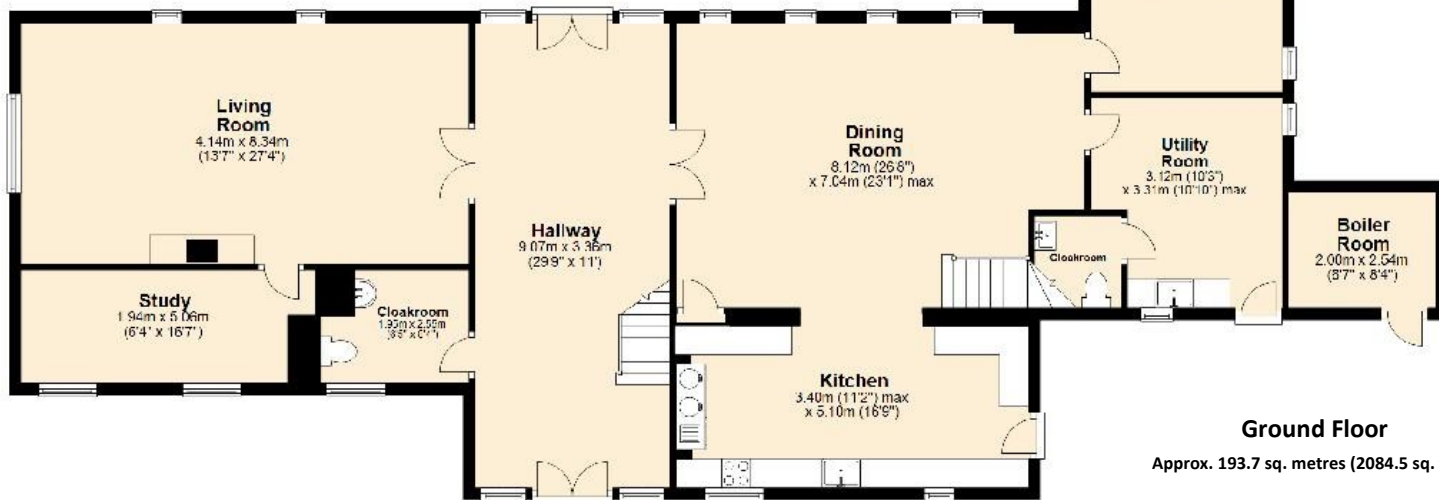


First Floor

Approx. 131.3 sq. metres (1412.8 sq. feet)



Total area: approx. 324.9 sq. metres (3497.3 sq. feet)

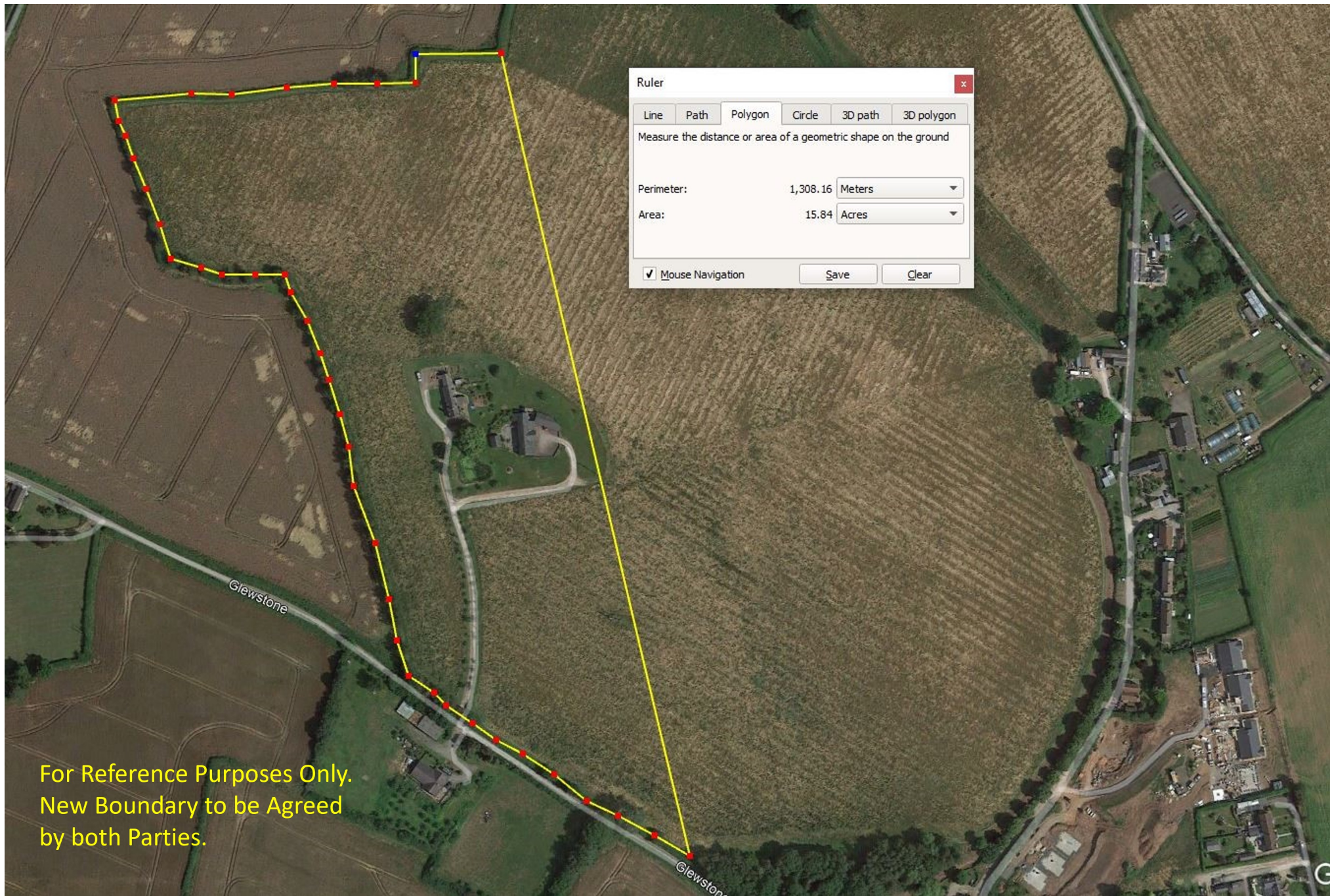


Ground Floor

Approx. 193.7 sq. metres (2084.5 sq. feet)



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For Reference Purposes Only.
New Boundary to be Agreed
by both Parties.



MB



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