



Holcombe, Bulls Hill,  
Ross-on-Wye, Herefordshire, HR9 5SD



MORRIS  
BRICKNELL



# Holcombe, Bulls Hill

## Ross-on-Wye, Herefordshire, HR9 5SD

Guide:  
£1,190,000

**Handsome, Stone Built Country House set in approaching 3.5 Acres**  
**Fantastic Far Reaching Views From its Dominant, Elevated Location**  
**Property Comprises Five Bedroom House & Adjacent Two Bedroom Annexe**  
**Approaching 5,000 sq.ft of Total Accommodation on Three Floors**  
**Fine Sweeping Tarmacadam Approach Drive Terminating in Gravel Forecourt**  
**Lawned Gardens, Part Walled Rear Courtyard & Former Orchard & Woodland**  
**An Increasingly Rare Opportunity to Acquire a Country House**  
**of Immense Character**



### Location & Description

Holcombe occupies high ground set amongst woodland some 4 miles south of the market and tourist town of Ross-on-Wye.

Although the original dwelling on this site dates back several hundred years, most of what we see today was constructed in 1887 by the Butt family, a noted musical dynasty. In keeping with many fine Victorian Country Houses, the property is of substantial stone construction with some timbering to part of the front elevations, the whole standing under a multi pitched slate roof which was relaid in 2000

The private tarmacadam approach drive curves up towards the property, terminating in a fine, level gravelled forecourt to the front of the property.

Views from the front of the property are extensive, and extend for miles and miles across Herefordshire countryside towards the mountains of Wales.





**A Handsome Country House with Far Reaching Views**



## The Main House

Proportions of the principal rooms are excellent, with a 21' living room, 16' dining room and 21' kitchen/breakfast room. The main bedrooms are generously proportioned, and again have a terrific outlook. There are many most appealing Victorian features including intricately shaped coving and ceiling roses, appealing bay windows, a fine staircase and many other period features.

## Attached Cottage Annexe

Approached from the rear of the property is the two bedroom cottage annexe which has lockable interlinking doors with the main dwelling should one choose to utilise the whole house as one. Historically, this section of the property has frequently been let, producing an income, but the arrangement would also be ideal for an extended family member or Airbnb accommodation.



## The Grounds

The grounds to Holcombe are delightful, comprising extensive areas of lawn fringed by a former orchard and woodland, with many fine mature deciduous trees.

Well screened to the rear of the property is a vegetable section, the whole atmosphere within the grounds being of a tranquil and peaceful nature.

The current owner has lived at the property for over 50 years, and is only now reluctantly bringing the property to the market because of a requirement to downsize.

It is fair to say that the number of properties such as this coming to the market at any one time are low, and the demand high. To those potentially interested we strongly recommend a thorough internal inspection.



Generously Proportioned Rooms with Appealing Victorian Features



**Services:** Mains electricity and water are connected. Private Drainage with a septic tank installed in 2020. Oil fired central heating with recently installed oil tanks.

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

**Outgoings:** 'G' Council Tax Band **EPC Rating:** 'F' (House) 'E' (Annexe) (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 Morris Bricknell are acting jointly in this sale with Morris Russell Tel: 01989 569377

**Directions:** If approaching from Ross leave the stone built Market House in the centre of the town, proceeding southwards on the B4234. Shortly after entering the village of Walford take the left turn onto a minor lane signposted Bulls Hill. Three quarters of the way up the hill, you will see a small red post box recessed into a wall on your right hand side. Approx 100 yards after the post box, turn left onto a private drive marked Holcombe.

**Note:** Although Holcombe was only placed on the market in March 2024, some of the photo's in this brochure were taken in 2023.

**What3words:** [///filed.contracts.seasons](https://www.what3words.com/@@@/filed.contracts.seasons)

**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.

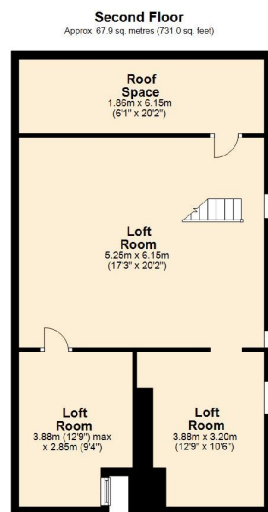
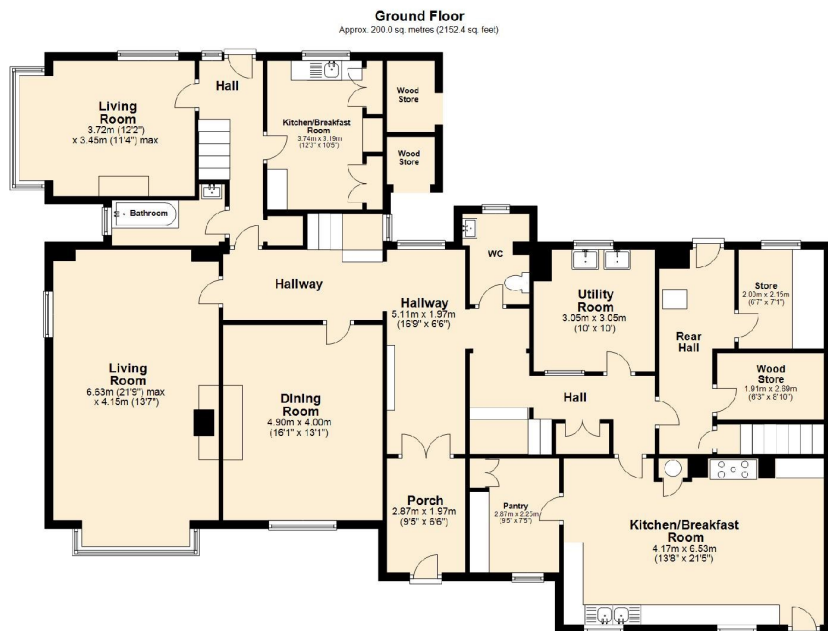




21' Kitchen with Separate Pantry and Traditional Utility Room



SKETCH PLAN ONLY, MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE



Total area: approx. 454.9 sq. metres (4897.0 sq. feet)

IMPORTANT NOTICE: Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.



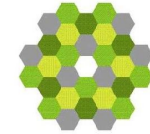


**Five Bedrooms in Main House, & Two Further Bedrooms in Annexe**

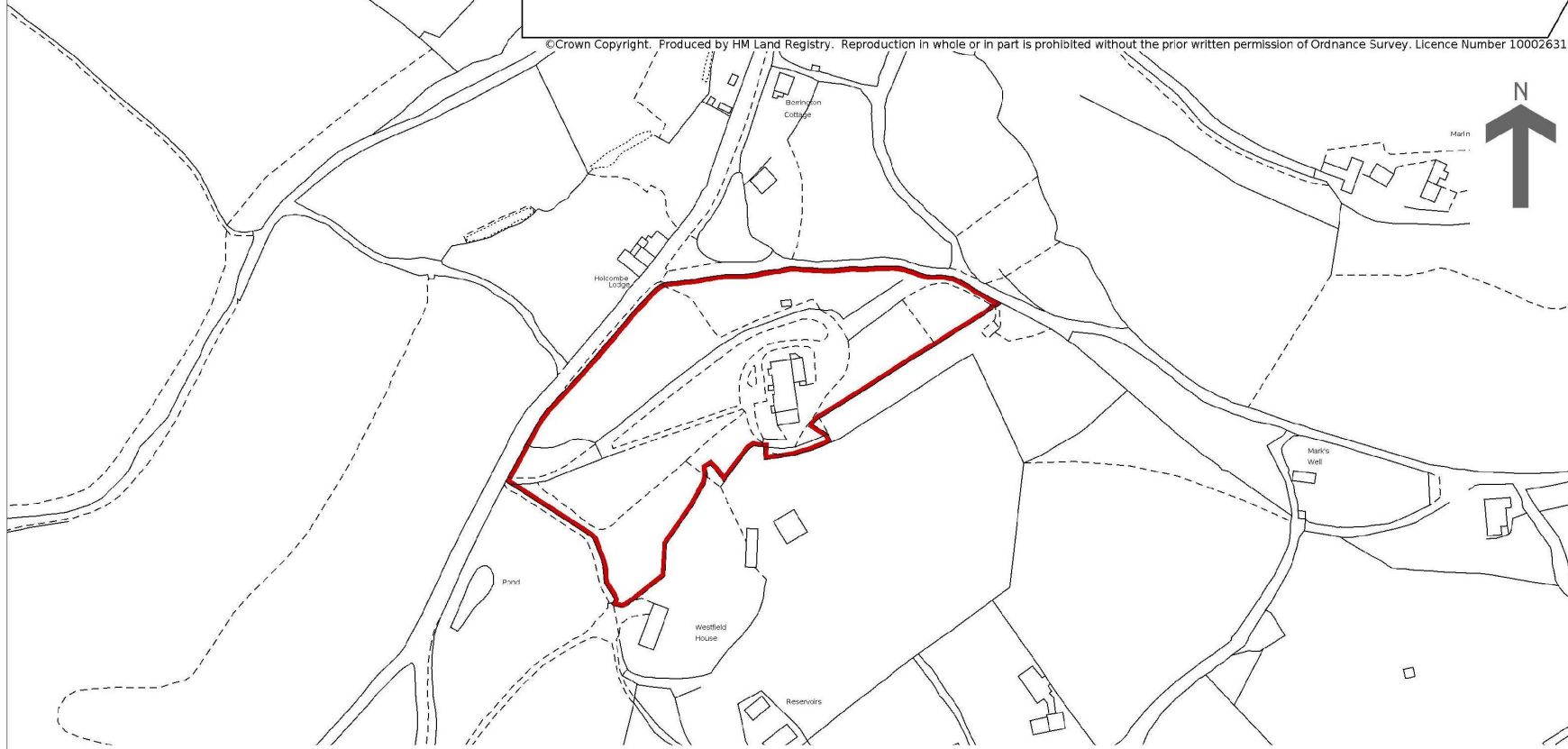


HM Land Registry  
Current title plan

Title number **HE14431**  
Ordnance Survey map reference **SO5920SE**  
Scale **1:2500**  
Administrative area **Herefordshire**



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**This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 23 February 2024 at 12:13:07. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.**

**This title is dealt with by HM Land Registry, Telford Office.**



## Enormous Potential to Create a Stunning Country Home





MB



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