



River Knoll
Hoarwithy | Hereford | HR2 6QF

FINE & COUNTRY



Step inside

River Knoll

This beautiful period home is positioned along the Wye Valley overlooking the iconic River Wye and stunning countryside beyond. This wonderful four-bedroom stone built property sits in an elevated position, sitting beautifully within the natural surroundings.

Featuring good sized well-presented accommodation, with four bedrooms and two bathrooms to the first floor, a kitchen-breakfast room, living room, study and utility to the ground floor.

The grounds are beautiful and varied, comprising roughly 4 acres of woodland, gardens and meadow, with a variety of useful outbuildings.

Hoarwithy is a popular village community, located roughly halfway between the market town of Ross-on-Wye and the cathedral city of Hereford. Renowned for its easy access to the Wye, this is a fantastic location for canoeing and fishing, with range of highly regarded village pubs in the area. Local primary schools can be found in the nearby villages of Kings Caple and Much Dewchurch, with further schooling, shopping and dining opportunities in Ross-on-Wye and Hereford.

The main entrance to the property leads into the kitchen-dining room, a lovely, bright and open space, with exposed beams to the ceiling and a dining area to bay window offering a pleasant outlook to the front of the property.



The kitchen itself features a central island with worksurfaces and storage space, as well as a main L shaped kitchen with space for appliances.

The living room is an exceptionally good size, with a stone built fireplace and woodburning stove acting as a centrepiece. There are exposed ceiling beams and a bay window to front aspect.

The inner hallway offers space for a desk area, with access to a utility room that leads outside, and a home office, which would also be ideal as a separate dining room or a children's playroom.

A staircase leads to the first floor, where there are three double bedrooms, as well as a single bedroom, a family bathroom and an additional en-suite.







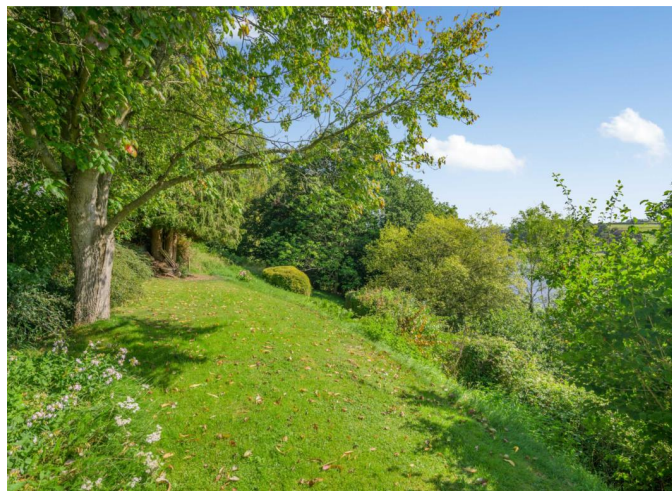
Step outside

River Knoll

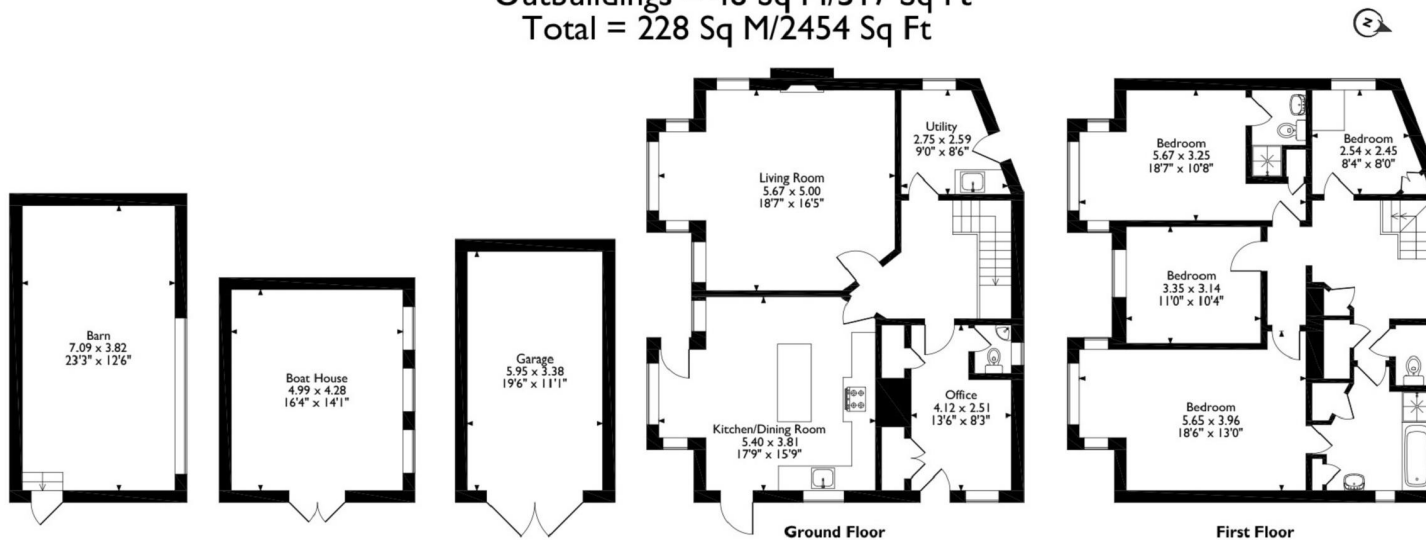
The grounds of the property are one of the most impressive features, full of beautiful greenery and a perfect blend of natural and managed areas. Amounting to around 4 acres in total, the grounds comprise areas of woodland, wild meadow, gardens and patio areas, with footpaths dotted throughout. To the front of the house, as well as the top end of the garden are stunning views over the River Wye and countryside beyond. Outbuildings on offer include a large stone building adjacent to the house and three garages/storage buildings, including an Elephant garage purpose built by the current owners.

DIRECTIONS

From Ross-on-Wye head to Wilton roundabout take the A49 signposted Hereford. Take the second turning on the left signposted Hoarwithy. Remain on this road and continue through the village of Hoarwithy with the Harp Inn pub on your right hand side. Take the right turn shortly after the pub, and immediately turn left signposted Carey/Balligham. The property can be found on the left hand side roughly half a mile or so down this lane, with 2 garages to the bottom of the driveway.



Approximate Gross Internal Area
 Main House = 160 Sq M/1722 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Outbuildings = 48 Sq M/517 Sq Ft
 Total = 228 Sq M/2454 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR2 6QF | Tenure: Freehold | Tax Band: F | Authority: Herefordshire Council | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		94
(85-100)	B		
(65-84)	C		
(50-64)	D		
(35-49)	E	45	
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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