



Gayton Farm
Phocle Green | Ross-on-Wye | Herefordshire | HR9 7TS

FINE & COUNTRY

Gayton Farm

Gayton Farm has undergone thoughtful modernisation and meticulous upkeep during the current owners' tenure. They've invested considerable care into every aspect, ensuring it's primed for the new owners to seamlessly settle in and enjoy. This converted granary features three spacious double en-suite bedrooms, an exceptional kitchen, and inviting reception rooms. Additionally, there's a self-contained studio above a triple bay carport and a double garage, all set within just under 4 acres of picturesque gardens and grounds. This truly makes Gayton Farm a home of distinction.

Gayton Farm is located in Phocle Green approximately 3 miles east of the market town Ross-on-Wye. The nearby village Upton Bishop is a vibrant village with a very popular pub called The Moody Cow, a large village hall which is used by many different groups for all types of activities, and a beautiful church.

Ross-on-Wye is a picturesque market town nestled on the banks of the River Wye, it is renowned for its stunning natural beauty and historic charm. Ross-on-Wye boasts a vibrant community with a rich cultural heritage, reflected in its well-preserved medieval streets, traditional market square, and a variety of independent shops, cafes, and galleries. The surrounding countryside offers ample opportunities for outdoor activities, including walking, cycling, 18-hole Golf courses and river-based pursuits,



STEP INSIDE

Gayton Farm

The property's well-proportioned rooms are illuminated by an abundance of windows, defying the stereotype of dimly lit converted barns. The entrance hall, with its flagstone floor and ample storage, sets an inviting tone. A sophisticated Lutron lighting system enhances the ambiance throughout, with the main sitting room exuding warmth courtesy of its Jet Master fireplace and surround sound wiring. Adjoining is the formal dining room, equally spacious and bathed in natural light, creating an ideal setting for gatherings.

The kitchen has been completely revamped, boasting exquisite features such as granite worktops, a range-style cooker, and shelves aglow with carefully placed lighting. Integral to its charm are the exposed wall beams and A-frame, enhancing the allure of the vaulted ceiling. French doors connect it gracefully to the garden, while a wooden latch door leads to the utility room, maintaining harmony with the kitchen's aesthetic and has space for essential appliances such as a full height freezer and washing machine. The boiler and pressurised water tank are also housed in this room.

Adding to the property's versatility, a ground-floor en-suite bedroom offers convenient living options including the ability to live solely on the ground floor if required.

Ascend the stairs to the first floor, where the bright and airy atmosphere is accentuated by numerous windows, including Velux-style additions. A designated home office space is located just off the landing and could potentially be used as a single bedroom if required. The first floor hosts two remarkable bedroom suites, each featuring a unique mezzanine floor. The principal suite boasts luxurious amenities, including two walk-in wardrobes.

Steps lead up to a separate cloakroom and up again to the mezzanine floor that has a separate shower cubicle, wash hand basin and a rolltop bath with superb views. The second suite impresses with its spacious layout, incorporating a lounge and TV area, along with a walk-in wardrobe and en-suite facilities. It also benefits from a mezzanine level which is currently used as a hobbies room or could be used as a potential office space.















STEP OUTSIDE

Gayton Farm

Outside, a gated entrance and long tree-lined driveway which is owned by Gayton Farm welcome you. This also provides access to the two neighbouring cottages. Ample parking, a double garage, and an oak-framed triple bay carport with studio accommodation above offer practicality and potential for expansion, subject to planning permissions. The Studio accommodation has been let as an Airbnb in recent times. Gayton Farm also owns a driveway to the rear aspect providing a further gated entrance shared with just one other neighbouring property.

The meticulously landscaped gardens, adorned with mature hedging and vibrant colour courtesy of pink and red roses, white wisteria and a plethora of colourful flowers and herbs, provide a serene retreat for outdoor enjoyment. The established boundaries also provide privacy from the neighbouring properties. The expansive grounds, totalling just under four acres, encompass an enclosed paddock and lawns flanking the driveway.

LOCATION

From Ross-on-Wye join the B4234 until you reach Over Ross Roundabout. Take the third exit onto the A449 and continue on to the Travellers Rest Roundabout. Take the second exit and join the B4221. Continue until you see the Fine & Country directional arrow on the left. Once you enter the private driveway you will see the gated entrance to the property on the left after a short distance.





SELLER INSIGHT

"We were drawn to the property as it was in an ideal location for us and we wanted to embark on a home improvement project following our retirement, say the current owners of this stunningly converted Granary. At our first viewing we fell in love with the beautiful tree-lined avenue and we both knew we wanted to live at Gayton Farm.

Since then, the owners have lovingly enhanced the former Granary. Initially we replaced the kitchen units, the three en suite bathrooms and downstairs cloakroom and redecorated throughout, they say. We also replaced the external wooden cladding with larch boarding and refurbished the flat over the oak-framed car port. Now, this is the ideal home for everyday life and entertaining alike: Our favourite room is the spacious master bedroom featuring a mezzanine en suite, which provides a wonderful sanctuary to retreat to. We also love hosting family and friends, and have particularly special memories of thirty or so guests attending a lunchtime event on the day after our wedding. Our home provided a picturesque space for a perfect summer's day.

Indeed, the gardens serve as an extension of the house itself during the warmer months of the year. The garden is very private and bathed in sunshine from sunrise to sunset, but with mature shrubs and trees providing shade in parts, say the owners. The pond is frequented by the myriad of birds visiting and nesting in the garden. A wrap around patio provides seating space for entertaining family and friends. The tree-lined avenue and parkland provide an amazing entrance to the property, whilst the paddock provides grazing for a local farmer's sheep. We feel blessed to have had our own rural idyll here.

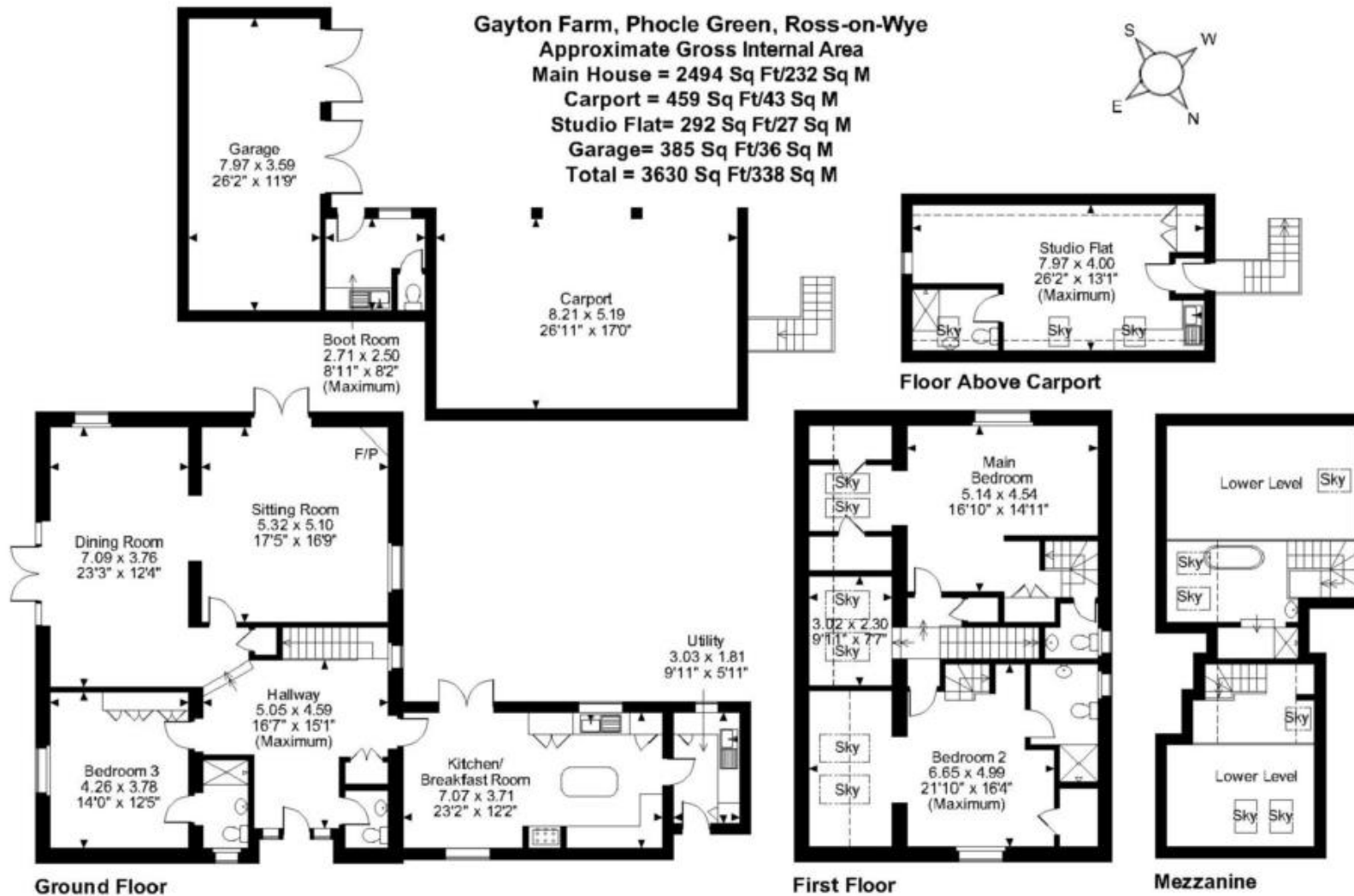
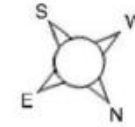
The local area has much to recommend it in terms of convenience, too. The property is in Phocle Green, part of the rural parish of Upton Bishop, the owners say. Despite the incredibly peaceful setting, the house is just over a mile from the M50 and under 3 miles from the centre of the town of Ross-on-Wye. Upton Bishop has a gastropub, millennium village hall, two nearby golf courses and a church. Ross-on-Wye, well known as the gateway to the Wye Valley, overlooks the famous horseshoe bend in the River Wye. The town has many attractive period buildings with a good range of shopping, sporting and cultural activities. There are three primary schools, a well-regarded comprehensive school and several private schools within travelling distance. Ross-on-Wye is conveniently positioned for commuting with excellent road links, being located midway between the cathedral cities of Hereford and Gloucester and within about an hour's drive of Birmingham, Bristol, Cardiff and Cheltenham"

"We will miss everything about the property when we sell, it is unique and very special to us"



Gayton Farm, Phocle Green, Ross-on-Wye

Approximate Gross Internal Area
 Main House = 2494 Sq Ft/232 Sq M
 Carport = 459 Sq Ft/43 Sq M
 Studio Flat = 292 Sq Ft/27 Sq M
 Garage = 385 Sq Ft/36 Sq M
 Total = 3630 Sq Ft/338 Sq M



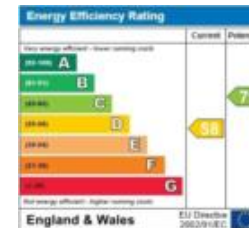
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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Postcode: HR9 7TS | Tenure: Freehold | Tax Band: G | Authority: Herefordshire Council | Heating: Oil | Drainage: Private

Scan the QR code for more information about this property:

Important notes: 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, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



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