



Kennel Farm
Fernbank Road | Ross-on-Wye | Herefordshire | HR9 5PP



STEP INSIDE

Kennel Farm

A unique five-bedroom home dating back to the 18th century, offering over 5,000 sq. ft. of living space that seamlessly blends historic charm with modern elegance. This exceptional property boasts stunning views over the surrounding countryside and sits within 3.5 acres of grounds, offering an ideal space for relaxation and entertaining amidst peaceful rural surroundings.

- Elegant five-bedroom country house spread over three spacious floors, with six bathrooms and a versatile loft room.
- Beautifully designed kitchen and family room, blending style and functionality for modern living.
- Dedicated home office and gym with private access, perfect for remote working and fitness activities.
- Expansive 3.5-acre grounds, including landscaped gardens, a paddock, and a field.
- Additional outbuildings include a double garage, summer house, and barn.
- Stunning rural views in a peaceful yet accessible location.
- Ideally situated for exploring the Forest of Dean and the Wye Valley.

Location and Situation

Kennel Farm is located on the outskirts of the charming village of Newland with origins dating back to the Middle Ages, home to the stunning “Cathedral of the Forest,” All Saints Church, which dates to the 13th century. The heart of the village is centred around the church and its picturesque churchyard, overlooked by The Ostrich Inn, one of the best-preserved 17th-century inns in the country.

Situated less than 2 miles from Coleford and Clearwell, and just 6 miles from Monmouth, Kennel

Farm is perfectly positioned at the crossroads of both the Forest of Dean and the Wye Valley, making it an excellent base for exploration and an ideal spot for walking enthusiasts. Additionally, it is well placed for access to a number of respected local independent schools.

Step Inside

Believed to date back to the 1700s, the old farmhouse has retained attractive period features such as inglenook fireplaces, wooden beams, roof trusses, thick walls and exposed stonework but been lovingly modernised, extended and remodelled by its current owners to provide just over 5,000 square feet of space. Kennel Farm has well-chosen colours and attractive fittings throughout. Its original features are complemented by modern oak flooring and travertine stone tiles, with underfloor heating found throughout much of the property.

The entrance hall lies on the lower ground floor, with an attractive, modern, wooden staircase leading to the first floor and into the heart of the home, a spacious kitchen and family room measuring approximately 26 ft by 17ft.

No expense has been spared in this sleek and stylish area, a central island takes centre stage which has a granite work surface. Integral appliances include integrated dual ovens and warming drawers, a coffee machine, three wine chillers and two induction hobs with concealed extraction. One of the dual sinks has a Quooker water system.

Bi-fold windows allow plenty of light into this part of the house and can be opened out into the front terrace to provide direct access into the gardens and grounds. A utility room lies off the kitchen and

there is underfloor heating beneath porcelain tiles ensure a comfortable environment during cooler weather.

Contrasting with the contemporary feel of this newer area of the house is the ample drawing room and intimate dining room, both of which have period features such as wooden beams, along with solid oak flooring.

The drawing room is the perfect space for entertaining. It has windows looking out onto the countryside in three directions, with a large picture window capitalising on an exquisite view and a balcony overlooking the grounds. The ceiling is vaulted and there's an inglenook fireplace fitted with a Jotul wood burner to enhance the ambience of this space.

The intimate dining room has a small niche currently used as a wine cellar.

The first floor also has a small cloakroom, which lies at the top of the staircase.

Four of Kennel Farm's five bedrooms are located on the ground floor, with three having en suites and access outdoors. Two are located in the older part of the house and have many attractive period features. There are also two shower rooms.

The charming principal bedroom has heavily beamed ceiling timbers, a large inglenook fireplace with a flagstone hearth, exposed stone and a Jotul wood burner. A hand-crafted oak door leads into a luxurious en suite bathroom with a slipper bath, twin sinks set within a wooden vanity unit with a granite top, and a large walk-in shower, while double doors open onto a private terrace that can accommodate a hot tub.

A second double bedroom has a stone fireplace with a feature bread oven, along with a Jotul wood-burning stove.

Completing the ground floor is a laundry room and separate cloakroom.

A further bedroom suite with a vaulted ceiling, free-standing slipper bath and separate en suite facilities is located on the second floor. Leading from it is a galleried sitting room that overlooks the drawing room below.

The second floor also has a loft room with a restricted head height that lies at the top of a short flight of steps. The current owners use this space as a guest bedroom for children.

Attached to the main house but with its own external access, is a fantastic and spacious home office, offering the perfect opportunity to work from home while remaining separate from the main living space. A door at the rear of the office opens to reveal steps leading down to a gym, complete with a shower room.







STEP OUTSIDE

Kennel Farm

Lying along a quiet lane at Mill End, a pair of electric iron gates open into a driveway that splits to provide access to both the lower and upper levels of Kennel Farm, before sweeping past an adjoining field to reach Kennel Barn beyond.

Close to the main house is a gym and a home office building that can be accessed both from within the house and through its own separate entrance. It has a kitchenette, WC and shower room. Above it is a roof terrace for relaxing and enjoying the views. While currently used as an office and gym, this area could be converted to provide further self-contained accommodation, subject to planning approval.

Large areas of well-tended lawns with ornamental trees, box hedges and maturing shrubs provide an attractive setting for Kennel Farm. The bi-fold windows at the far end of the kitchen/breakfast / family room open onto the front terrace, creating a large space for entertaining both inside and out and a lovely spot to enjoy the views. On the upper level of the garden there's a south-facing summer house and barbecue area surrounded by decking that provides a great spot for entertaining, relaxing and enjoying panoramic views while children play. The summerhouse has electric and water supplies,

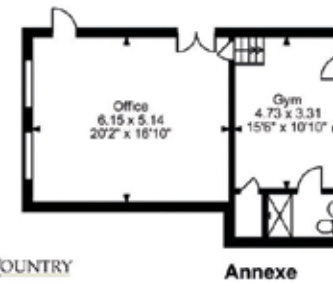
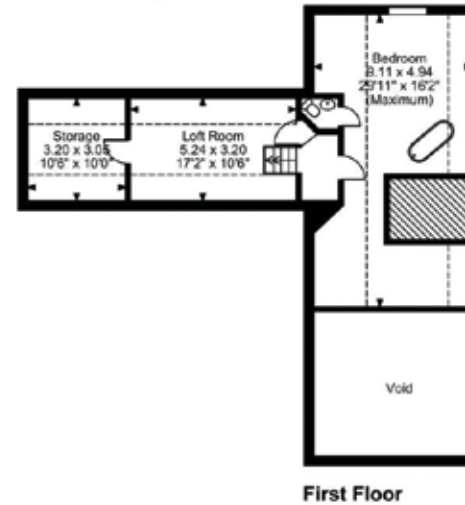
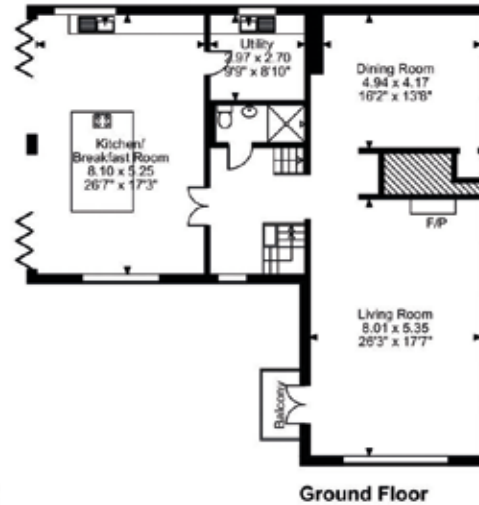
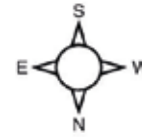
The double garage, previously a stone barn, offers plenty of room for vehicles and storage. It has dual electric doors, along with lighting and power. A pathway leads from the garage to the lower courtyard garden area and front door. There's plenty of room for parking near the garage and close to the home office and gym.

Agents Note

A public footpath can be found at the edge of the driveway providing wonderful countryside walks straight from the doorstep.



Kennel Farm Mill End, Coleford
Approximate Gross Internal Area
Main House = 3407 Sq Ft/317 Sq M
Annexe = 571 Sq Ft/53 Sq M
Total = 3978 Sq Ft/370 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		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Fine & Country Ross on Wye
52 Broad Street, Ross-on-Wye, Herefordshire, HR9 7DY
+441989 764141 | ross@fineandcountry.com

