



High House
Peterstow | Ross-on-Wye | Herefordshire | HR9 6LD

STEP INSIDE

High House

This handsome Georgian residence sits overlooking the village common in Peterstow, just a few miles north of the historic market town of Ross on Wye.

Boasting a grand period façade with sash windows and attractive stonework, the property is immediately captivating. The internal accommodation is spacious, flexible and full of character features throughout, with numerous reception rooms and four bedrooms arranged over the first and second floors.

The current owners have improved many aspects of the property, with fresh timber cladding to the rear and extensive work on the rendering and roof.

Outside are generous grounds of over 1.3 acres, comprising a formal lawn to the front, gardens to the rear and a large private orchard to the side, with space to build a cabin or summerhouse. Additional buildings include an impressive two bedroom annexe with great income potential, and a large two story stone barn.

Peterstow is a delightful village, located between the market town of Ross on Wye and the cathedral city of Hereford. The village has a lovely community atmosphere, with a popular local pub serving a range of locally produced cider, a village shop/post office and village church.

Ross on Wye and Hereford both offer an excellent array of schooling, shopping and leisure activities, with easy access to road networks for commuting further afield.

Step Inside

The front door leads into the entrance hallway with staircase to first floor and opening straight into a wonderful spacious lounge with woodburning stove set within a stone fireplace, sash window to front aspect, exposed ceiling beams and a doorway to the kitchen.

To the left of the entrance hall is another spacious room, currently used as an additional bedroom, but ideal for a home study, children's playroom or hobbies room.

The kitchen is a generous size, with a rustic yet well presented farmhouse feel. There is a good range of cupboards and worksurfaces, with space in the centre for a breakfast/dining table. Fitted storage cupboards, cooker and space for additional appliances, with a sash window looking out to the front of the property.

The kitchen leads through an opening into a boot room with a doorway leading outside to the rear patio. There is a walkway through from here giving access to a ground floor shower room, utility room, and a fantastic, spacious garden room.

The garden room overlooks the rear gardens, and offers a multitude of potential uses, from a home gym, music room, office or simply an additional sitting room.

The stairs lead to the first floor landing, which gives access to the two largest bedrooms. The principal bedroom suite is impressive in size, and wonderfully light with windows to front and rear aspect. There is passageway leading to a separate W.C., with a linen cupboard opposite, and a door into a beautifully upgraded en-suite bathroom, complete with stylish fittings, including freestanding bath, walk in shower cubicle, his and hers bowl basins with vanity unit below and another door into a dressing room with fitted wardrobes and window overlooking the rear garden.

The second bedroom is generous in size, with a window to front aspect and an en-suite with bath and overhead shower, W.C and wash basin.

A second staircase leads to the top floor, where you will find two further spacious double rooms, both with garden views, as well as a family bathroom.













SELLER INSIGHT

“High House has been our cherished home since 2014. Having relocated, we were searching for the perfect location—one that offered outstanding schools for our children and access to major transport links, particularly the airports, which were vital for our work. Location was paramount, and High House offered it all. By a stroke of luck, we were able to make it ours when a previous sale fell through—perhaps it was simply meant to be, as we had always admired it.”

“When we first moved in, the house was a project—one that required immense effort but became a true labour of love. It has been the most wonderful place to raise our children, and I take great pride in the transformations we have made. The middle level of the house, in particular, stands as my greatest achievement. Redesigning the space entirely was an incredible journey, and seeing my vision come to life has been one of the most rewarding experiences.”

“Springtime here is truly magical; I wake to the sound of lambs in the fields, and the garden flourishes with fruit trees. The sense of safety and tranquillity in the area is something we have always appreciated—families out walking their dogs, a peaceful and idyllic environment that has made High House not just a house, but a home filled with warmth and love.”

“My favourite room is the sunroom. There is something incredibly special about opening the French doors and listening to a thunderstorm rolling over the fields. My daughter fills the space with music as she plays the piano for us. The sunroom truly comes into its own in spring and summer when we gather to celebrate birthdays and enjoy endless barbecues. At Christmas, the house transforms into a winter wonderland, making it an enchanting place to celebrate.”

“The garden has been a haven for wildlife, we have been fortunate to share it with an abundance of birds and even newts and rabbits. Over the years, we have built assault courses for the children, set up picnic areas, swimming pools, trampolines, and ‘walk the planks’—turning it into the perfect playground. The open space, shaded by trees, has been a backdrop for countless cherished moments. My daughter has loved exploring, even uncovering medals in the paddock and an old shoe hidden in the master bedroom wall, hinting at the rich history woven into the fabric of the house.”

“The sense of community here is something truly special. Our neighbours have become friends, and we have shared many wonderful celebrations together—marking Victory Day, the Jubilee, and enjoying the annual classic car rally on the common. The local cider festival is always a highlight, as are the evenings spent at our local pubs, which host live music, pizza nights, darts championships, and bingo—there is always something happening.”

“More than anything, High House has been a home that welcomes all—a place filled with love, laughter, and warmth. I have always strived to make it a safe and happy haven for family and friends, and the memories we have created here are truly priceless.”

“Leaving will be incredibly difficult, as every corner of this home holds moments of joy, comfort, and love. It has given us immeasurable happiness, and we can only hope that its next owners will love it as much as we have.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP OUTSIDE

High House

Step Outside

The property enjoys a large and private plot, amounting to just over 1.3 acres in total. To the front of the house is a newly gravelled driveway which leads to a parking area.

There is an enclosed parcel of formal garden to the front, with hedging to 3 sides and a lovely aspect of the front of the house.

To the rear of the property you will find a lovely lawned garden, with areas of patio, established beds, a selection of trees and a large timber garden shed.

The garden blends into a large orchard, which offers a lovely secluded and more natural area to enjoy the peace and quiet. There is clear scope here to build a summer house or garden cabin subject to any planning conditions.

One of the most attractive features of this magnificent village home are the two additional buildings included within the sale.

There is a completely self contained timber clad annexe, currently used to run a home business. This comes complete with a modern kitchen, kitchen-living room and 2 bedrooms. There is great potential here to create a regular income as a holiday or long term rental.

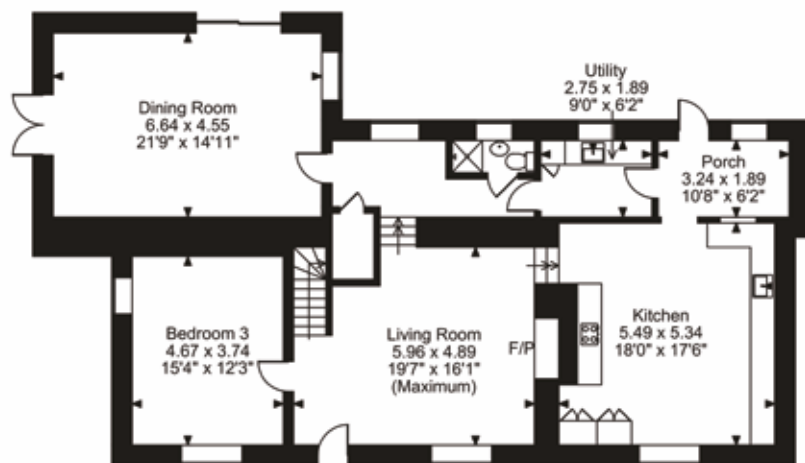
In addition a, there is an impressive two story stone barn, which currently serves as an additional storage space, but is full of potential for conversion, subject to the relevant planning permission.

Directions

Head out of Ross-on-Wye along the A49 towards Hereford. On reaching the village of Peterstow turn left just after the Yew Tree Inn. Follow this lane for a short distance with the village common on your right, and you will come across the entrance driveway to the property on your left.





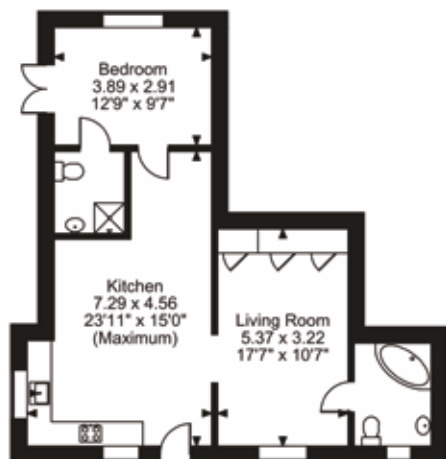


Ground Floor

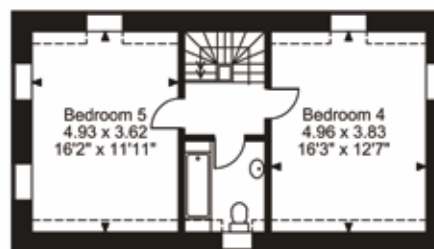
High House, Peterstow, Ross-on-Wye
Approximate Gross Internal Area
Main House = 2804 Sq Ft/260 Sq M
Storages = 461 Sq Ft/43 Sq M
Cottage = 704 Sq Ft/65 Sq M
Total = 3969 Sq Ft/368 Sq M



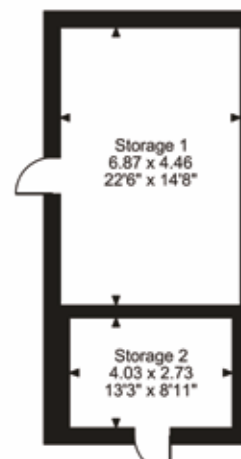
First Floor



Cottage



Second Floor



Outbuilding

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		74 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Council Tax Band: G
 Tenure: Freehold

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