



The Farmhouse
Knightshill Farm | Lea | Ross-on-Wye | Herefordshire | HR9 7LR

STEP INSIDE

The Farmhouse

You enter the property via an entrance vestibule, immediately giving you a taste of the period charm of the house, with its beautiful flagstone flooring. This leads into an inner hallway with continued flagstone flooring, exposed beams and stairs to the first floor, with a second staircase leading down to the lower ground floor.

Turning right from the hallway, you enter a beautiful, spacious lounge, with exposed stone fireplace housing a cast iron wood burner, door to storage cupboard, exposed ceiling and wall beams, two front aspect windows and a door leading outside to a lovely covered patio area.

Turning left in the hallway, you enter a wonderful kitchen-dining-family room, complete with modern fitted kitchen, with base and wall mounted units and solid granite worktops, central island with breakfast bar, Aga oven and an integrated dishwasher. There are built-in cabinets, window seat, front and side aspect windows and a corner bar area.

A door leads into a very generous utility room to the rear of the house, with additional worksurfaces and storage, wall mounted Worcester LPG boiler, space for additional appliances. There is a door leading outside, and access to a pantry with built-in shelving and storage.

Heading down the stairs, you will find a fantastic multi-purpose room, currently in use as a home gym, and with double doors opening outside to the front of the house. This would make an excellent additional bedroom suite, hobbies space or home office. Just next door is a cloakroom with WC and wash hand basin.

To the first floor, a split landing leads to two very sizable double bedrooms, both of which enjoy exposed beams, well appointed en-suites and views to the front. In addition to these two bedrooms is a beautiful family bathroom with roll top claw bath, wash hand basin, WC, double shower cubicle with inset overhead shower system, tiled flooring and exposed beams.

Another staircase leads from the first floor landing to the second floor. The second landing gives access to roof space and additional storage cupboards.

The second floor offers three further double bedrooms, one of which is currently in use as a home office, as well as a shower room.











STEP OUTSIDE

The Farmhouse

To the front of the property you have parking for four vehicles, with a detached double garage, entered via two electric roller doors, with boarded roof storage area, power and lighting, separate consumer unit, EV charger point and solar panel batteries. There is a stone staircase leading to the front door, with a small patio seating area enclosed by wrought iron railing.

The gardens to the rear are a true delight, comprising a wealth of individual areas to enjoy. Starting from the top of the garden, you have a raised weatherproof deck with pergola, offering some fantastic views over the surrounding countryside. This is an ideal space for entertaining guests during the summer months, or relaxing with family.

From here, steps lead down to a lawned area, fringed with small trees and shrubs, leading down to a paved patio with wood store and greenhouse.

To the side of the house, you have another wonderful seating area, comprised of a two-tiered patio with steps leading up to raised weatherproof decking area, providing shelter and another incredible viewpoint.

Finally, the aforementioned covered patio accessible from the lounge offers a more enclosed and private space to relax in any weather.

Directions

W3W///decisive.bookshelf.verifying



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	61 D
39-54	E		
21-38	F		
1-20	G		

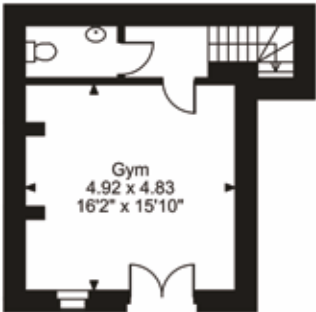
The Farmhouse Knightshill Farm, Lea, Ross-on-Wye

Approximate Gross Internal Area

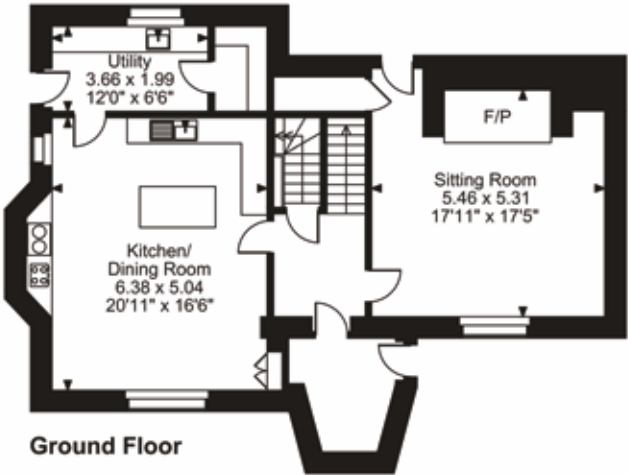
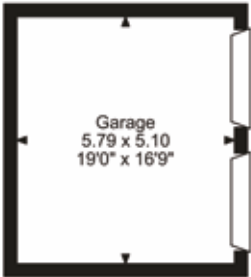
Main House = 3017 Sq Ft/280 Sq M

Garage = 318 Sq Ft/30 Sq M

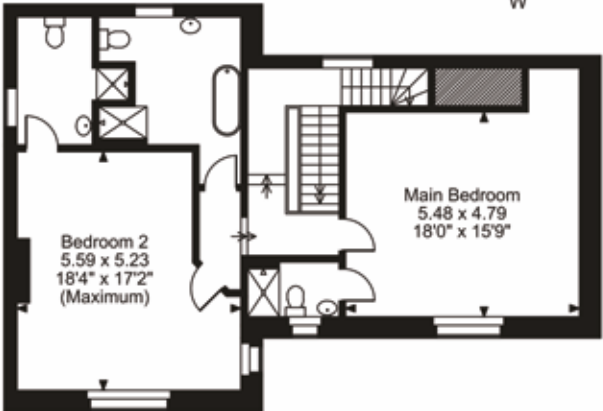
Total = 3335 Sq Ft/310 Sq M



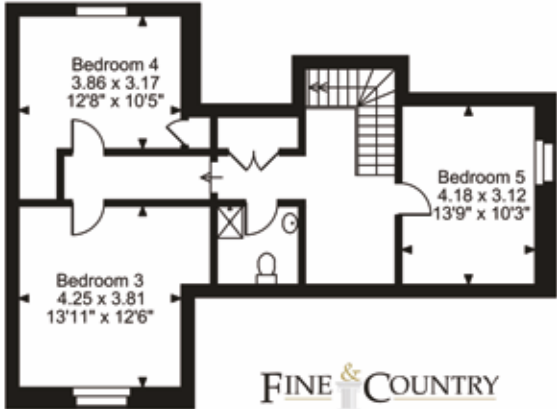
Basement



Ground Floor



First Floor



Second Floor

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The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: G

Tenure: Freehold



Agents 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 are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 03787696 Registered Office: Manning Stainton Limited, Leigh House, 28-32 St Pauls Street, Leeds, West Yorkshire LS1 2JT. Printed



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