



Daubies Farm
Upton Bishop | Ross On Wye | Herefordshire | HR9 7UR

FINE & COUNTRY



Step inside

Daubies Farm

Guide price £950,000

An excellent opportunity to purchase a substantial 4 bedroomed detached barn conversion coming onto the market for the first time in over 30 years. The property, ideally suited to a multi-generational living opportunity or for clients looking to work from home, comprises glazed entrance porch, cloakroom, office, lounge, sitting room, kitchen/diner, boot room/rear porch, large utility/craft room and 2 ground floor bedrooms with Jack & Jill bathroom, there is a master bedroom with en-suite and a fourth bedroom to the first floor. The self contained Annexe currently offers an open plan bedroom with shower cubicle and separate cloakroom, 2 further rooms offer the opportunity to extend this annexe for offices or a 'granny' annexe. The property is set in extensive mature gardens extending to approximately 1.85 acres. There are two driveways with multi vehicle parking, 2 double carports and a garage along with a workshop. Included in the asking price and located opposite the property is approximately 13.3 acres of established apple orchards and woodland.

The village of Upton Bishop lies close to the market town of Ross on Wye in Herefordshire. Upton Bishop is a vibrant village with a beautiful church with around 600 residents and a very popular public house 'The Moody Cow' a destination eatery at its heart. Ross-on-Wye has a variety of most attractive period buildings with a good range of shopping, sporting and cultural amenities as well as excellent schooling. Ross is conveniently positioned for commuting with excellent road links.

PORCH

Fully glazed entrance porch/conservatory.

ENTRANCE HALL

Access from the entrance hall to the cloakroom with coloured suite comprising W/C and wash hand basin.

OFFICE

Overlooking the millstone with front facing double glazed window.

LOUNGE

Feature 'Inglenook' fireplace with inset wood burner and exposed beams, there is a raised area at one end of the room ideal for use as a reading room. There are twin patio doors leading to a decked area, the boardwalk and gardens.

SITTING ROOM/DINING ROOM

With exposed beams and vaulted ceiling, this room is currently used as a sitting room but could equally be used as a dining room as it leads directly to the kitchen. There are two double glazed windows.

KITCHEN/BREAKFAST ROOM

Full range of fitted wall and base units with work surfaces incorporating 1.5 bowl sink units, integrated fridge/freezer, Range style cooker with gas hob and electric ovens with extractor canopy. 4 double glazed windows.

REAR HALL/BOOT ROOM

Door to drive way and loft access, double glazed window, access to:



UTILITY ROOM

This exceptionally large utility room currently doubles as a craft room and has wall and base units, sink unit and plumbing for a washing machine. There is a free-standing oil fired central heating boiler and panelled door into the garage. There is also a door leading to the decking area and rear garden.

Returning to the main hall way with access to the two ground floor bedrooms and Stairs to FIRST FLOOR

GROUND FLOOR BEDROOM 1

A double bedroom with double glazed windows and exposed beams leading to:

JACK & JILL BATHROOM

Shared with Bedroom 2 with coloured suite, access to:

BEDROOM 2

Two double glazed windows and exposed beams.

FIRST FLOOR:

MASTER BEDROOM SUITE

Fitted with louvre wardrobes, dual aspect windows with excellent views, exposed beams.

EN-SUITE

Champagne coloured suite comprising bath, wash hand basin with vanity unit, shower cubicle, heated towel rail, exposed beams.

BEDROOM FOUR

Built-in wardrobes, sink unit with vanity unit, double glazed windows and loft access.

ANNEXE

Fully self contained and currently offering an open plan bedroom/en-suite with shower cubicle and cloakroom. There is panelled door access to two further rooms that are ideal for conversion to accommodate a 'granny' annexe or complete conversion for offices for someone wishing to work from home.







Step outside

Daubies Farm

Daubies Farm benefits from two separate vehicle access points with the main via double wooden gates to a large gravelled parking area at the heart of which is an original mill stone, there is a small lawned area, double car port, log store and oil tank. The second access is via a concrete driveway leading to the attached garage to the right of which are double metal gates allowing access to the yard with an open two bay barn and workshop ideal for conversion to a stable if required.

Magnificent rear landscaped gardens complete with boardwalk, mature shrubs and trees surround the rear of the property with far reaching views towards Much Marcle Ridge and the Malvern Hills. There is also a large vegetable garden, greenhouse, pond and summer house A Gardener's Paradise! Located opposite the property is approximately 13.3 acres of established apple orchards and woodland.

DIRECTIONS

From Ross on Wye, head out of town onto the M50, and after a few miles, take the left turning for Newent/B4221. At the junction, turn left and immediately right heading through the woods with the golf course on your left. Continue for a couple of miles and the property can be found on the left hand side.



Daubies Farm, Upton Bishop, Ross-on-Wye

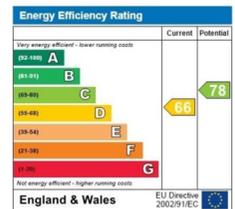


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 7UR | Tenure: Freehold | Tax Band: G | Authority: Herefordshire Council | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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