

Little Pinions , Ross-On-Wye HR9 6AT

£899,000

naylor powell

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• Versatile detached home with 4 acres • Elevated location offering far reaching views • Spacious living accommodation in rural location • Stables and outbuildings • Ample off road parking • EPC E51 • Herefordshire County Council - Tax band F - £3,487.31 2025/26

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Entrance Porch
To the front of the property is an oak framed porch with glazed panels and further door leading into the home.

Dining Hall
A generous reception hall with tiled flooring, stairs leading off to the Master suite, archway opening into inner hallway and double doors that give access to the living room.

Living Room
A light and spacious room boasting a fireplace with inset wood-burning stove, triple aspect windows with outlook over the gardens and grounds, and allowing in an abundance of natural light, plus sliding patio doors to a sun trap patio area.

Kitchen Breakfast Room
Accessed via the inner hallway, the exceptionally well-appointed kitchen features tiled flooring and a comprehensive range of wall and base units, complemented by work surfaces, cupboards and drawers. There is a one-and-a-half bowl sink with Quooker instant hot water tap and an integrated waste disposal unit beneath, along with space for appliances. Two windows to the rear aspect enjoy lovely views across the gardens and towards the surrounding farmland beyond.

Utility Room
A practical space with stainless steel sink unit, ample storage in further cupboards and drawers, plumbing and space for washing machine and dryer, tiled flooring and both door and window to the rear aspect.

Bedroom
Further down the inner hall which has two windows to the front aspect, stairs up to further bedrooms and doors leading off is a bedroom currently used as a craft / hobby room with built in wardrobe and windows to the front aspect.





Bedroom
Generous double bedroom with a built-in wardrobe and window to rear aspect.

Family Bathroom
Well-appointed with a white suite comprising bath, WC, vanity wash basin, and a separate shower enclosure with a direct-feed shower. Frosted windows to the rear.

First Floor Bedroom/Office
From the hall, stairs lead up to the versatile office/bedroom which has a dormer window bay to the front, an ideal nook for a work desk, eaves storage and roof light window to the rear. There is a door leading into next bedroom.

Bedroom
Double room with dormer bay to the front and door into storage space.

Master Suite
Accessed via the staircase from the dining hall, the impressive Master Suite comprises a spacious bedroom with windows to both the front and rear aspects. There is also a substantial walk-in wardrobe offering an excellent range of hanging space and shelving, complemented by a rear-facing roof light. The well-appointed en-suite shower room features a large double walk-in shower enclosure, WC and wash basin, together with a roof light window providing natural light.

Outside
A gated entrance from the lane provides access to the property, with a driveway leading to a generous parking area offering space for several vehicles and continuing to the two garages. Both garages benefit from electric roller shutter doors, power and lighting.

The front gardens are well established, featuring an extensive area of lawn, a number of native trees and a variety of mature beds and borders. To one side of the property is a secluded patio area, accessed directly from the living room, which in turn opens onto the rear gardens. These offer further areas of lawn, additional seating and patio spaces, established beds and a greenhouse. The formal gardens to the rear are enclosed by mature hedging, providing a good degree of privacy.

Beyond the gardens lie grass paddocks, ideal for equestrian use or a variety of other pursuits. These are complemented by a timber stable block comprising four loose boxes (3.74m x 3.65m), a covered wood store/barn and a hardstanding yard.

A further paddock is situated to the front of the property, adjacent to the driveway, with gated access both from the lane and the stable area.

Location
Glewstone is a small village located approx.







three miles from Ross-on-Wye, a popular market town. The high street features a variety of shops, independently-owned boutiques, a range of restaurants, pubs, and several leisure facilities. There are also supermarkets plus four schools in the town - three primaries and one secondary, all of which boast 'Good' Ofsted ratings. Glewstone itself includes the renowned Glewstone Court Country House, which houses a two Rosette-award restaurant, The Cedar Tree.

Material information

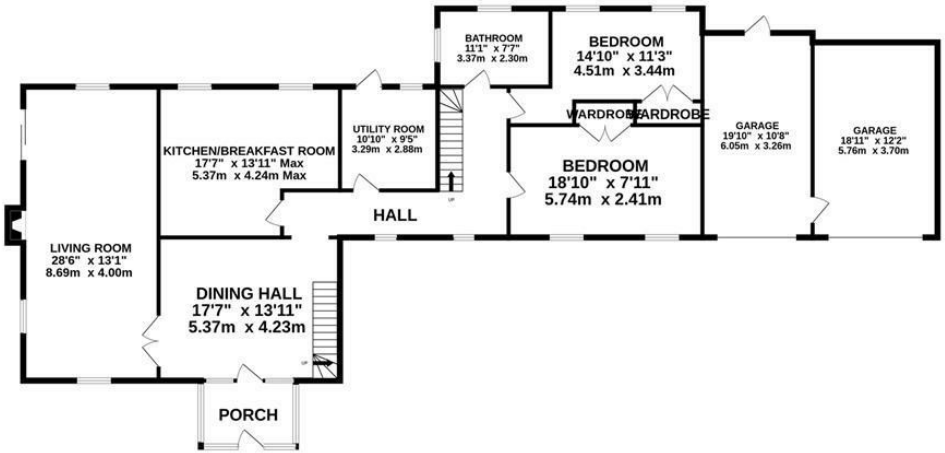
Tenure: Freehold
Council tax band: F
Local authority and rates: Herefordshire County Council F £3,816.78 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic Tank - private
Heating: Oil fired
Broadband speed: Basic (ADSL) 4mb, Ultrafast (FTTP) 1800mb
Mobile phone coverage: EE, Vodaphone, O2, Three



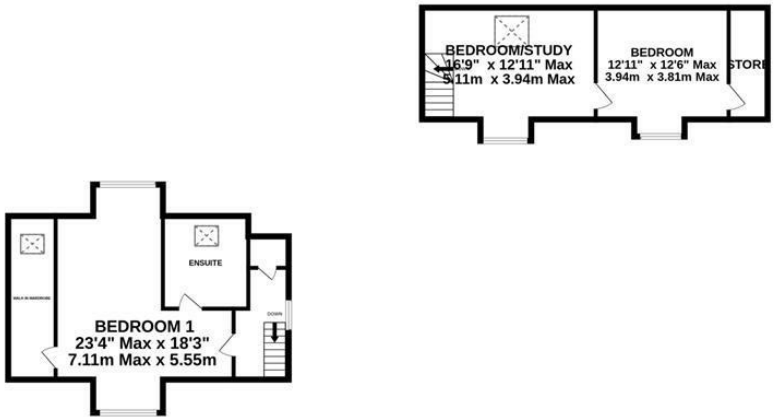




GROUND FLOOR
2089 sq.ft. (194.0 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 2939 sq.ft. (273.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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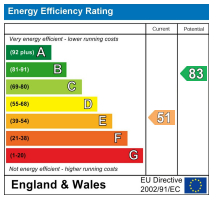
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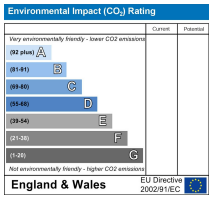
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