



SITUATED IN AN ELEVATED POSITION, HIGH ABOVE THE RIVER WYE, COMMANDING STUNNING RURAL VIEWS A WELL PROPORTIONED HOUSE WITH MOST USEFUL WORKSHOP/STORE/STUDIO. WALKING DISTANCE OF LOCAL PUB. EPC D

Rockland House - Guide Price £750,000

Hoarwithy, Hereford, Herefordshire, HR2 6QR



Rockland House

Location & Description

Situated in a wonderfully elevated position high above the River Wye, Rockland House is approx. 0.5 mile from riverside village of Hoarwithy with the well regarded New Harp Inn and the impressive Italiante style St Catherines Church. The village is some 6 miles north west of the market and tourist town of Ross-on-Wye, whilst the county town and City of Hereford lies some 8 miles to the north. Despite its wonderfully rural location it is easily accessible of the M50 and A40 road network and a short distance from the train station at Hereford.

Property Description

Built in approx. 2000 the property is of brick construction under a pitched tiled roof. The original dwelling has been altered and extended by the current owners, resulting in a generous living room with large windows giving breathtaking far reaching views across the Wye Valley and beyond, an attractive timber framed dining/entertaining room and the addition of a classic, attractively tiled veranda, where one can simply sit for hours enjoying the stunning sunrises and clear star studded skies. The entrance hall leads through into the 24' living room with patio doors giving access directly onto the balustraded veranda. From here the room opens into the most attractive Oak framed dining/entertaining room which again gives views across the garden and the valley below. Accessed either from the living room or directly from the entrance hall is the kitchen/breakfast room with range of fitted units and integrated appliances. Adjacent is a most useful utility room with plumbing and space for both washing machine and dryer, together with a separate cloaks and w.c.

Stairs lead to the first floor, where there is an exceptionally spacious galleried landing. The master bedroom provides stunning views from the large window, and also benefits from a well appointed en suite shower room and w.c. There are two further double bedrooms, and a family bathroom, together with a smaller bedroom, ideal as a study/office.

Approached via the driveway is a generous parking area with space for several vehicles. From here steps lead up to the house and gardens, whilst adjacent is a former garage/workshop which now provides versatile space, currently being used as a store room and a music studio. Both spaces have power and lighting and windows to the front elevation. The boiler for the house is located in the music studio. The gardens extend to all sides, and are accessed either directly from the drive via steps, or from the veranda at the front of the house. A number of terraces have been added to the garden, creating some generous, flat, seating/entertaining areas, which together with the attractive east facing veranda are ideal spots for alfresco dining.

Entrance Hall

A light and welcoming entrance hall with stairs leading to the first floor and doors leading to

Living Room 7.62m (24ft 7in) x 4.44m (14ft 4in)

A spacious room with patio doors opening to the veranda giving breathtaking views. Attractive Portuguese Limestone fireplace with inset cassette Stovax wood burner. Step to raised seating area giving direct access to adjacent sun room. Carpet.





Sun Room 4.42m (14ft 3in) x 3.07m (9ft 11in)

Oak frame garden room built by Ecobuild with vaulted ceiling and glazing to all sides. Double opening doors directly to the garden terrace. Carpet.

Inner Hallway

With doors from either the living room or kitchen giving access to both the utility area and cloaks and w.c.

Utility Room

Plumbing for washing machine and storage

Cloakroom

Hand basin and w.c.

Kitchen Area 3.20m (10ft 4in) x 2.76m (8ft 11in)

Fitted with a range of wall and floor mounted units with worktop over. Double sink with drainer, plumbing for dishwasher. Space for cooker with extractor hood over. Karndean flooring.

Dining Area 3.69m (11ft 11in) x 3.20m (10ft 4in)

Doors opening direct to the veranda make this a wonderful light dining space. Additional door giving access directly to the side gardens and seating area. Window to side elevation. Karndean flooring.

Galleried Landing

A large galleried landing with window to front elevation and doors leading to

Bedroom One 4.42m (14ft 3in) x 4.06m (13ft 1in)

A well proportioned room with windows to front and side elevations filling the room with natural light and giving far reaching views. Carpet. Door leading to

En-Suite

White suite comprising glazed shower cubicle with two shower heads. Pedestal hand basin and w.c. Tiled floor. Window to side elevation.

Bedroom Two 3.69m (11ft 11in) x 3.20m (10ft 4in)

Window to front elevation giving wonderful outlook. Carpet.

Bedroom Three 3.30m (10ft 8in) x 3.18m (10ft 3in)

Window to side elevation with views across woodland. Carpet

Bedroom Four/Study 2.51m (8ft 1in) x 2.45m (7ft 11in)

Window to rear elevation. carpet

Family Bathroom

White suite comprising bath with shower over and side screen. Vanity wash hand basin with useful storage below and w.c. Tiled floor. Window.

Workshop/Store/Music Studio 10.23m (33ft) x 3.44m (11ft 1in)

An exceptionally useful space currently used for both storage and a music studio. Radiator. Power and lighting. Windows to front elevation.

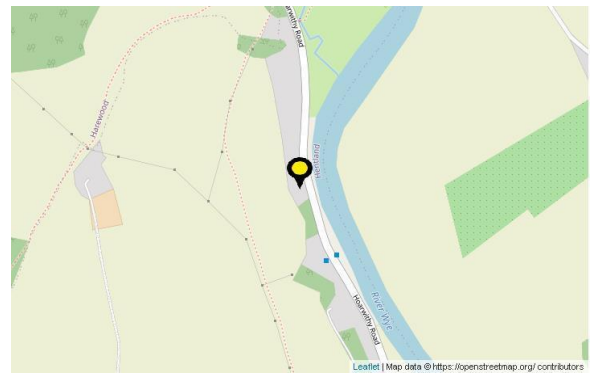
Outside

Approached via an exceptionally well maintained driveway, there is a parking area for several vehicles. From here is direct access into the studio/storage area whilst steps lead to the house and striking veranda. To the side of the house are several terraced lawned seating areas. There is also an area of woodland.



Directions

Leave Ross on the A49 towards Hereford. Take the second turning on the right sign posted Sellack & Hoarwathy. Follow this road for approx. 3.8 miles and on the left hand side you will see a concrete driveway signed Rockland House. Take the drive leading to the right.



Services

We have been advised that mains water and electricity are connected to the property. Private drainage. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax

COUNCIL TAX BAND "G"

EPC

The EPC rating for this property is D

Lower Ground Floor



Ground Floor



First Floor



Total area: approx. 202.1 sq. metres (2175.2 sq. feet)



Ross-on-wye Office

30 Gloucester Road, HR9 5LE

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