



Lea, Ross-on-Wye

Guide price **£675,500**



ARCHER & CO

The Farmhouse

Knightsill Fam, Lea, Ross-on-Wye, Herefordshire HR9 7LR



Character farmhouse with stunning views, landscaped gardens, modern efficiency and no onward chain.



Guide price £675,500



Key features

- Grade II Listed farmhouse charm
- Elevated plot with rural views
- Double garage and solar panels
- Spacious interiors with character
- Modern kitchen with island unit
- Offered with no onward chain



Step inside



The Farmhouse at Knightshill Farm is a charming Grade II Listed residence that successfully combines historic character with modern family living.

Knightshill Farm enjoys a picturesque rural setting surrounded by rolling Herefordshire countryside, offering a peaceful lifestyle without complete isolation. The nearby market town of Ross-on-Wye provides a wide range of everyday amenities including shops, supermarkets, cafés, restaurants and schooling. Excellent road connections make travel throughout the region straightforward, while the surrounding countryside offers endless opportunities for walking, cycling and outdoor pursuits, making this an ideal location for families and those seeking a quieter pace of life.

Entering through a welcoming hallway, the property's period features become immediately apparent, with exposed beams, traditional detailing and an inviting atmosphere throughout.

The principal reception room centres around a feature fireplace, creating a warm and comfortable space for relaxation, while generous proportions provide flexibility for family life and entertaining.

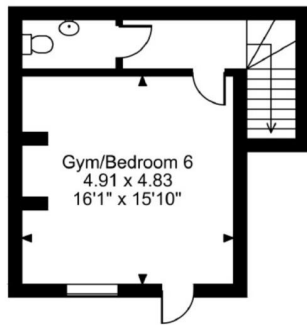
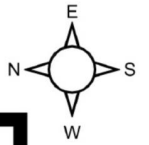
The heart of the home is the beautifully appointed kitchen, fitted with extensive work surfaces, ample storage and a substantial central island that naturally becomes a focal point for cooking, dining and social gatherings.

Adjoining spaces offer excellent versatility for both formal and informal occasions. Large windows draw in natural light and frame attractive countryside views, enhancing the sense of space throughout.

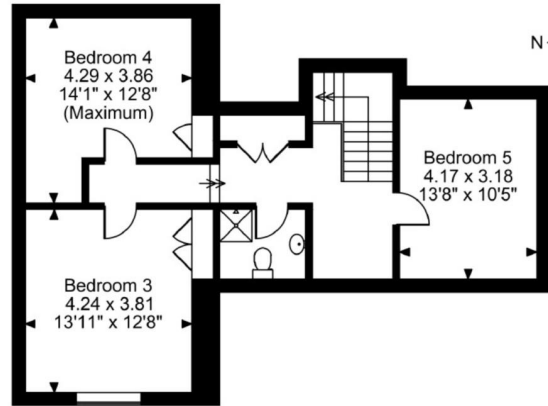
The five well-proportioned bedrooms are arranged across the upper floors, including two with en-suite facilities, while the remaining bathrooms are thoughtfully designed with contemporary fittings, baths and showers.

Characterful staircases and connecting landings complete a home that feels both practical and full of charm.

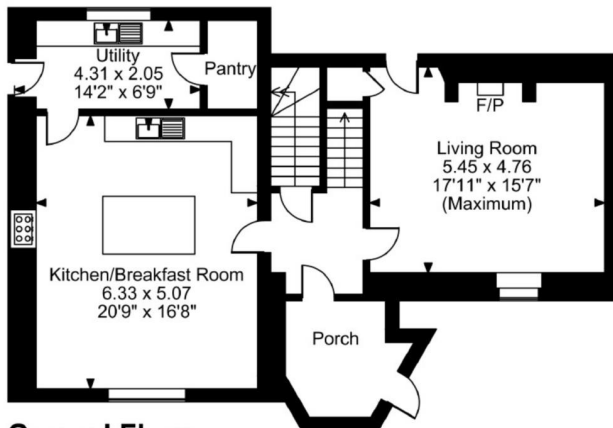
The Farmhouse, Knightshill Farm Lea, Ross-on-Wye
 Approximate Gross Internal Area
 3017 Sq Ft/280 Sq M



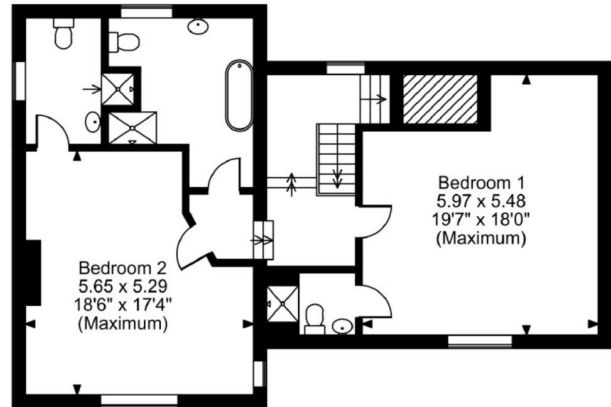
Lower Ground Floor



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Step outside



Occupying an elevated plot of approximately one fifth of an acre, the property enjoys an attractive outdoor setting with far-reaching views across the surrounding Herefordshire countryside. The traditional stone and brick elevations reflect the farmhouse's heritage and create immediate kerb appeal, while the landscaped gardens provide a wonderful extension of the living space.

Designed to take full advantage of the position and outlook, the grounds feature areas of lawn, established planting and terraced sections connected by pathways and steps, creating interest and variety throughout. The gardens offer ample opportunities for outdoor dining, entertaining and relaxation, whether enjoying family gatherings or simply taking in the peaceful rural surroundings. The elevated aspect ensures a wonderful sense of privacy and an ever-changing backdrop of countryside scenery throughout the seasons.

A substantial double garage provides secure parking and excellent storage space, complemented by additional driveway parking. Further enhancing the property's appeal is the inclusion of solar panels with battery storage, offering improved energy efficiency and reduced running costs. The property also benefits from an EV charging point.

Together, the grounds and practical external features create an attractive balance of character, functionality and lifestyle appeal.

AGENT'S NOTE

The septic tank is shared by 5 properties and is governed by a management company with a charge of £30 per annum.

The property benefits from solar panels (owned) - 4.05KWp PV system with 11.6KWh energy storage

Information

Postcode: HR9 7LR

Tenure: Freehold

Tax Band: G

Heating: Gas LPG

Drainage: Private

EPC: D



What Three Words

What3words: slugs.chess.tiredness

The full listing

Form much more information including more photos and location on a map, scan the QR code below to view the full listing on our website:



scan here for more information

Property ID: ACP45600



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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