



The Yaffles,  
Fernbank Road | Ross-on-Wye | Herefordshire | HR9 5RU

FINE & COUNTRY



# Step inside

The Yaffles,

Guide price £325,000

This delightful barn conversion sits in a peaceful woodland setting, just outside the market town of Ross-on-Wye, and enjoys a real sense of peacefulness and seclusion, with the benefit of easy access to the town's amenities.

The property offers spacious and well presented accommodation, with 2 double bedrooms and a family bathroom to the first floor, and lounge, study, kitchen, sun room, utility and cloak room to the ground floor.

The gardens to the rear are beautifully maintained and presented, and offer stunning south facing views. A car port with parking can be found to the front.

The Yaffles is located around a mile from Ross town centre, and sits in a glorious woodland setting. The location offers a huge variety of footpaths which lead into the beautiful native woodland and down towards Ross-on-Wye

The property is accessed through a front entrance porch, leading into a lovely welcoming lounge with oak flooring and window looking out to the rear garden, staircase to first floor and a short set of steps down to the rest of the ground floor.

There is a good sized home office with oak flooring and a large alcove giving space for a desk and compute, understairs storage cupboard and archways into the kitchen and sun room.

The sun room was added by the current owner around 10 years ago and offers a lovely additional space to sit and look out to the beautiful gardens and views beyond. The sun room has porcelain floor tiling and 2 Velux windows, allowing plenty of light in, double sliding glass doors to the rear garden and a side door.

The utility room has porcelain floor tiling, storage cupboards and work surfaces, space and plumbing for appliances, sink and rear aspect window. There is a cloak room with porcelain floor tiling, wash basin and vanity storage unit, W.C. and heated towel rail.

The kitchen is spacious and modern having porcelain floor tiling, a two door electric Aga with two hot plates, plenty of storage cupboards, Belfast sink, space for appliances and plenty of room in the centre for a dining table. There is a half-height opening looking into the sun room, and a window to the rear aspect.



To the first floor landing area is an airing cupboard, with access to a family bathroom, featuring a bath, corner shower cubicle, wash basin with vanity storage cupboard, W.C and heated towel rail.

There are two very generous double bedrooms. The larger of the two offers wonderful countryside views to the rear, with extensive fitted wardrobes. The second bedroom is a good size, with exposed beams, storage alcoves and Velux windows to the rear aspect.









# Step outside

The Yaffles,

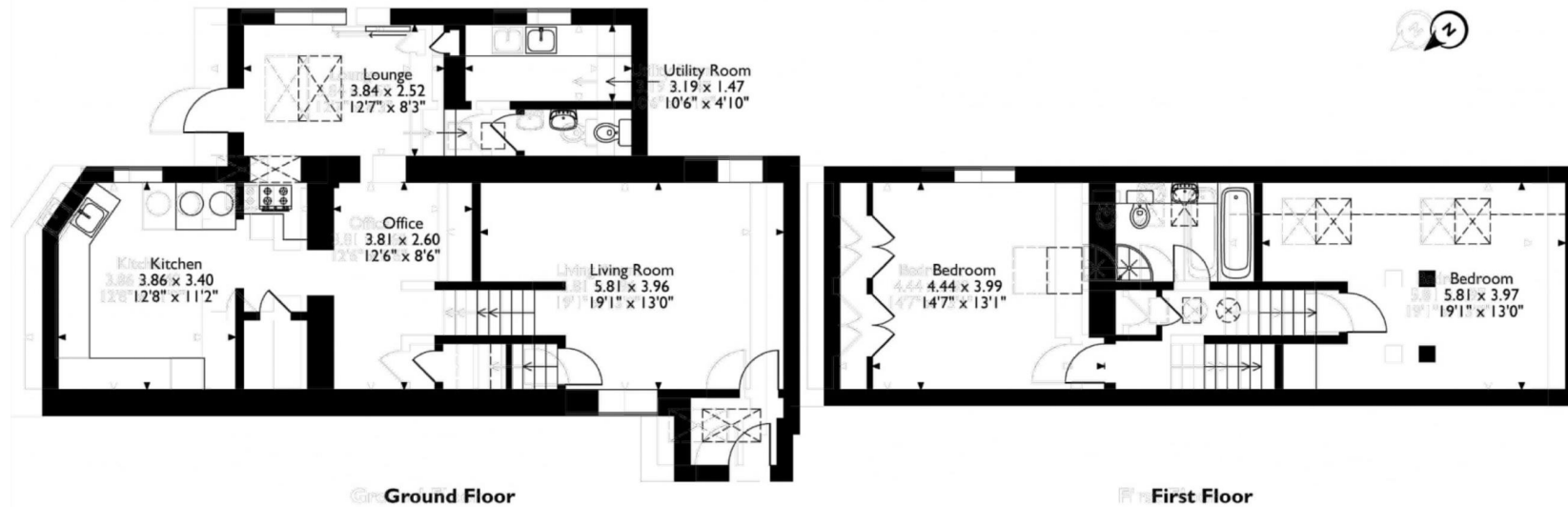
The property enjoys beautifully maintained gardens to the rear, dotted with fruit trees and a range of beds and shrubs. There is a garden shed for tools and equipment, and a small seating area next to it. The views from the rear garden are truly incredible, looking over rolling fields and woodlands beyond. To the front is a small patio, and a car port with parking.

## DIRECTIONS

Head out of Ross town centre along the Walford Road, passing the Prince of Wales on the right hand side. On reaching the crossroads, turn left on to Eastfield Road and then immediately right on to Fernbank Road. Follow this road for about half a mile, as it narrows to a forestry track, passing the entrance to Okell Drive on your left. Continue up the hill through the woods, and then upon entering the courtyard at the top, there is a triple car port, with the middle one belonging to The Yaffles.



## Approximate Gross Internal Area 131 Sq M / 1410 Sq Ft

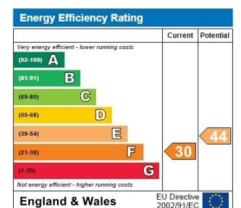


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 5RU | Tenure: Freehold | Tax Band: D | Authority: Herefordshire Council | Heating: Electric Central Heating | Drainage: Private



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