



**Ryefield Haven**  
Ryeford, Ross-On-Wye HR9 7PU



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Ryefield Haven

Guide Price £725,000

## Ryeford, Ross-On-Wye HR9 7PU

**AN INDIVIDUAL THREE / FOUR BEDROOM DETACHED PROPERTY situated in a LOVELY ELEVATED POSITION, SURROUNDED BY ITS OWN GARDENS AND GROUNDS amounting to approximately 1.65 ACRES, with a RANGE OF OUTBUILDINGS to include STABLES, SHEDS etc, with a LOVELY OUTLOOK ONTO SURROUNDING FIELDS AND FARMLAND, with CLOSE PROXIMITY TO THE HISTORIC MARKET TOWN OF ROSS-ON-WYE.**

The busy market town of Ross-on-Wye offers a range of shops, supermarkets, primary schools, a secondary school, churches of various denominations, health, sports and community centres and library.

For the commuter access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham. There are regular bus services to the surrounding areas.



Access via half glazed frosted door into:

### **ENTRANCE HALL**

**8'0 x 6'6 (2.44m x 1.98m)**

Walk-in boot cupboard, single radiator, rear aspect window. Door to:

### **INNER HALL**

Parquet flooring, single radiator, understairs storage cupboard, door to the outside, cloaks cupboard, stairs to the first floor.

### **SITTING ROOM**

**14'6 x 13'5 (4.42m x 4.09m)**

Fireplace with inset wood burning stove, parquet flooring, double radiator, front and side aspect windows with a lovely outlook over the gardens and ground towards rolling fields beyond.

### **BEDROOM 4 / STUDY**

**14'6 x 10'7 (4.42m x 3.23m)**

Radiator, side aspect window, double glazed sliding patio doors to the front with a lovely open outlook and views. Door to:

### **EN-SUITE SHOWER ROOM**

Fitted shower cubicle and tray, shower, panelled surround, close coupled WC, wash hand basin, side aspect frosted window.

### **KITCHEN / DINING ROOM**

**26'8 x 15'6 (8.13m x 4.72m)**

Sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated double oven, four ring hob with cooker hood above, integrated fridge / freezer, breakfast bar, double radiator, side aspect windows with a private outlook. Sliding door to:

### **UTILITY**

**9'10 x 7'0 (3.00m x 2.13m)**

Belfast sink unit with cupboard under, range of base units, integrated dishwasher, plumbing for washing machine, single radiator, side and rear aspect windows with a private outlook.

### **GROUND FLOOR SHOWER ROOM**

Open shower cubicle, fully tiled surround, wash hand basin with cupboards below, close coupled WC, heated towel rail, side aspect frosted window.

From the KITCHEN / DINER, BI-FOLD DOORS GIVE ACCESS TO:





## CONSERVATORY

16'3 x 7'1 (4.95m x 2.16m)

Tiled flooring, UPVC construction, door through to the gardens.

FROM THE HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

## LANDING

Built-in wardrobe cupboard with hanging rail, access to fully boarded loft space via wooden loft ladder, power and lighting (easily converted for further workroom / playroom etc).

## BEDROOM 1

13'5 x 9'11 (4.09m x 3.02m)

Double radiator, front aspect window with a lovely outlook and views over the ground and fields beyond.

## BEDROOM 2

12'2 x 9'3 (3.71m x 2.82m)

Single radiator, side and rear aspect windows with lovely views over surrounding fields and farmland.

## BEDROOM 3

12'4 x 7'7 (3.76m x 2.31m)

Single radiator, rear aspect window.

## BATHROOM

10'0 x 9'9 (3.05m x 2.97m)

Newly fitted white suite jacuzzi bath with built-in radio, fitted double shower cubicle and tray, shower, panelled surround, close coupled WC, vanity wash hand basin, cupboards below, heated towel rail, spotlighting, front and side aspect frosted windows.

## OUTSIDE

Double timber gates give access through to a tarmac driveway with parking and turning area suitable for the parking of several vehicles, caravan, boat etc. There is also a further separate gravelled driveway leading to a parking area for four / five vehicles plus an EV charging point. To the front of the property, there is a large paved patio area, various outside lighting, outside tap, outside power points, lawned area with a lovely aspect over the fields and farmland beyond. Access to either side can be gained to the rear, there is a lovely mediterranean-style enclosed patio seating area which has part low walling surround and is a lovely sun trap.

There are a range of outbuildings to include two good sized wooden garden sheds and:

## STABLE BLOCK

### STABLE ONE

13'7 x 11'8 (4.14m x 3.56m)

### STABLE TWO

13'7 x 11'5 (4.14m x 3.48m)

### STABLE / TACKROOM (L SHAPED)

29'0 x 23'1 (8.84m x 7.04m )

Accessed via double doors.

Various five bar gated accesses lead through to TWO PADDOCKS WITH POST AND RAIL FENCING, the whole having a lovely outlook onto surrounding fields and farmland. The plot measures approximately 1.65 acres.

## AGENT'S NOTE

The paddocks / field have an uplift clause if you put anything on this land other than farm buildings. Please contact the office for further information.

## SERVICES

Mains water and electricity, septic tank, oil-fired heating.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Welsh Water - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: F  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

## TENURE

Freehold.





## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From Ross-On-Wye, proceed out along the A40 through Weston Under Penyard, carrying on into Ryeford until you come to a set of S bends. Just before the third bend, you will see a gravel track off to your left hand side. Turn left up to the track, proceed to the very end and the property will be found in front of you, to the right, as marked by our 'For Sale' board.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



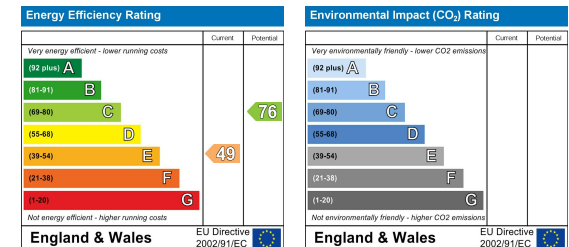
Ryefield Haven, Ryeford, Ross-on-Wye  
 Approximate Gross Internal Area  
 Main House = 168 Sq M/1809 Sq Ft  
 Outbuilding = 62 Sq M/667 Sq Ft  
 Total = 230 Sq M/2476 Sq Ft



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.

**MISREPRESENTATION DISCLAIMER**

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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