

**AN EXCEPTIONALLY GENEROUS BUNGALOW, SURROUNDED BY APPROX. 3 ACRES OF GRASSLAND WITH A VERSATILE RANGE OF OUTBUILDINGS WITH DEVELOPMENT POTENTIAL**

**EPC F**

**Wye Valley Bee Farm - Guide Price: £750,000**

Glewstone, Ross-on-Wye, Herefordshire HR9 6BA



# Wye Valley Bee Farm

## Location

Wye Valley Bee Farm is situated in the rural, dispersed village of Glewstone approx. 4 miles southwest of the market and tourist town of Ross-on-Wye, and a short distance from the A40 and M50 road network. Surrounded by rolling farmland and countryside, this rural setting offers peace and tranquillity, yet is within a few minutes drive of Woods of Whitchurch, a locally renowned village store and café, and a short walk from Glewstone Court Hotel. Originally the location of the Bee Farm for the neighbouring orchards, the property and grounds offer an exciting opportunity for any future purchaser.

## Property Description

Constructed in 1981 and positioned centrally within the plot, Wye Valley Bee Farm comprises a substantial bungalow offering in excess of 1800 sq.ft of accommodation. Accessed from the small rural lane the driveway divides, sweeping left towards the house, where one finds a generous parking area, whilst to the right there is vehicular access to the range of substantial outbuildings.

The entrance porch and hall lead through to a generous sitting room with fireplace, a dining room and kitchen fitted with a range of floor and wall mounted units, integrated oven, hob and extractor hood over, whilst adjacent the shower room is a most useful utility room. Each of these rooms are filled with natural light and offer an outlook across the surrounding ground. Accessed from the central hallway are five bedrooms together with a bathroom, again each benefiting from an abundance of natural light.

Externally there are a range of exceptionally versatile outbuildings which include a substantial 30' metal framed barn with a mezzanine floor, below which is an enclosed store area, formerly the honey processing room. This building has three phase power and lighting. Adjacent are several, lean-to style buildings. Immediately to the rear of the bungalow are a range of young trees, whilst to the side are several raised beds ideal for growing your own produce. Enclosed within the clearly defined hedge and tree lined boundary, are the level areas of grass, the total plot extending to approx. 3 acres, ideal for those either with horses, or for those wanting to rewild or create orchards and gardens.

The current owners have investigated planning potential and have a Pre App detailing possible conversion of the outbuildings together with development of the bungalow. Further information is available via the agents.

For those looking for an exceptionally generous sized bungalow, surrounded by pasture, together with a range of versatile outbuildings we strongly recommend an early viewing.

## ACCOMMODATION:

### Enclosed Entrance Porch

Leads directly into entrance hall with doors through to

### Living Room 6.76m (21ft 10in) x 5.21m (16ft 10in)

Windows to two elevation filling the room with natural light. Brick faced wall with wood burning stove. Radiators. Wood effect flooring.

### Dining Room 5.19m (16ft 9in) x 4.18m (13ft 6in)

Doors opening directly to the garden together with a window to the rear elevation. Arch way through to kitchen. Radiator. Wood effect flooring.

### Kitchen 3.85m (12ft 5in) x 3.49m (11ft 3in)





Fitted with a range of floor and wall mounted units with worktop over. Built in ovens, hob and extractor hood over. Plumbing for dishwasher. Tile effect flooring. Window overlooking rear elevation. Door through to rear porch.

#### Rear Porch

A range of floor mounted units with work top over. Fully glazed door giving access to the rear of the property. Window.

#### Bathroom

Suite comprising bath, pedestal hand basin and w.c

#### Bedroom One 4.54m (14ft 8in) x 3.59m (11ft 7in)

With windows to two elevations this is a room filled with natural light.

#### Bedroom Two 4.16m (13ft 5in) x 4.16m (13ft 5in)

Window to front elevation

#### Bedroom Three 4.16m (13ft 5in) x 2.92m (9ft 5in)

Window to front elevation

#### Bedroom Four 3.38m (10ft 11in) x 3.30m (10ft 8in)

Window to rear elevation

#### Bedroom Five 3.33m (10ft 9in) x 3.30m (10ft 8in)

Window to rear elevation

#### Shower Room

White suite comprising shower cubicle, pedestal hand basin and w.c.

#### Utility Room 4.47m (14ft 5in) x 4.16m (13ft 5in)

Generous utility room with storage cupboards, sink and plumbing for washing machine. Boiler.

#### Outside

There are a range of outbuildings including a 30' barn with three phase power and lighting. This barn is substantial and would be suitable for a variety of uses. To one side are a set of further buildings. The grounds surround the property and are interspersed with a variety of trees.

#### Services

We have been advised that mains water and electricity are connected to the property. LPG heating and 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.

#### Agents Notes

An Overage or "Clawback" Clause will be added to the sale document. This clause will effectively say that, should a future purchaser gain planning consent for residential development on the land, then, for the next 30 years, the vendor would require payment of 20% of the enhanced value, and if a future purchaser should gain residential planning consent on the barns, then, for the next 30 years the vendor would require payment of 10% of the enhanced value. The precise wording of this clause will be made available to the potential purchaser.



## Directions

Leave the western outskirts of Ross at Wilton roundabout taking the A40 dual carriageway towards Monmouth. After approx. 1.5 miles, carefully turn right, signposted to Glewstone. Proceed through the village and drive across the minor crossroads at the bottom of the next slope. Take the next turning right, and proceed up this lane for approx. 200yds, after which you will see the driveway leading to the property on the left hand side.



## 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

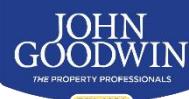
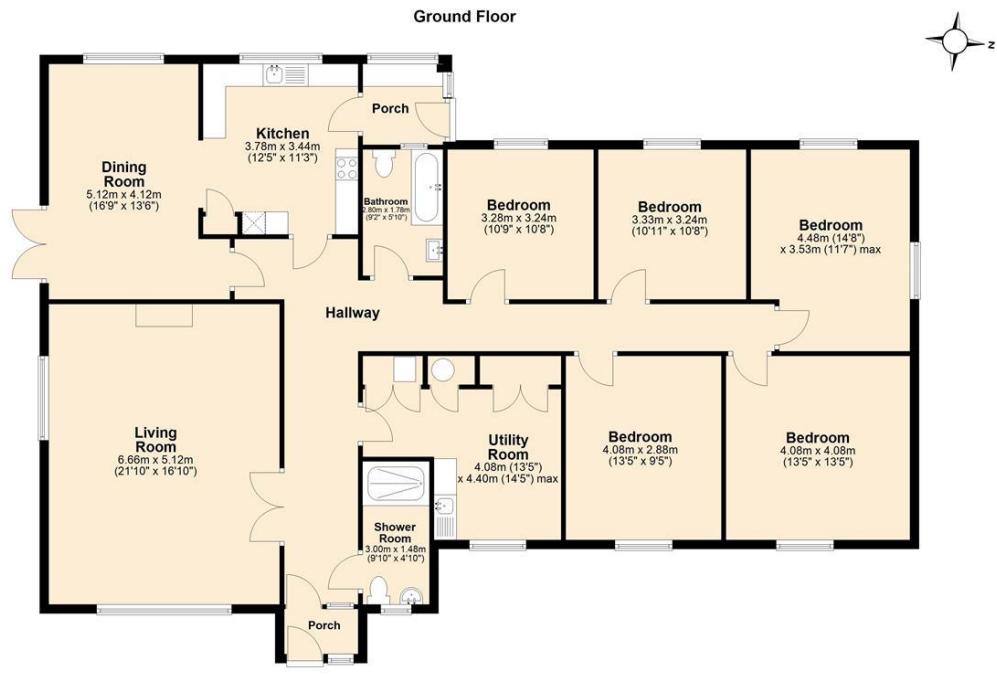
## Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is F



**Ross-on-wye Office**

30 Gloucester Road, HR9 5LE

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