



Trivett Hicks



Ravenhurst Leys Hill, Ross-On-Wye, HR9 5QU  
£895,000

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# Ravenhurst Leys Hill, Ross-On-Wye, HR9 5QU

A substantial unique house which has been the subject of comprehensive remodelling and updating in 2021/2022. The works undertaken include a luxurious Schmidt kitchen, Sharps wardrobes, four newly fitted bathrooms, replacement external oil boiler along with additional radiators installed, some rewiring, Karndean flooring, replacement uPVC double glazing, new wood burner as well as remodelling the historic accommodation to a more streamlined layout.

Totalling just over 3500 ft<sup>2</sup>, every principal room has access to an external terrace, extending the accommodation to outdoor spaces, which enjoy a delightful outlook to the south and west taking advantage of a sunny aspect and rural views. This is a property that really needs to be viewed to appreciate everything it has to offer.

## Entrance Vestibule

Direct access to the Log Store, and door with glazed panels to:

## Entrance Hall

Radiator, power points, light, Karndean flooring, internal door to garage, opening to:

## Boot Room

Built-in storage cupboard, radiator, Karndean flooring, light, door to:

## Halfway

UPVC double glazed window and door to ouside, radiator, radiator, Karndean flooring, power points, lights, stairs to first floor, doors to:

## Shower Room

With shower cubicle with shower over, wash hand basin, M Line Vitra WC with concealed cistern and integral bidet, heated towel rail, extractor fan, Karndean flooring.

## Living Room 23'5" x 21'8" (7.13m x 6.60m)

Three upright radiators, double radiator, power points, lights, partially vaulted ceiling, feature central fireplace housing modern wood burning stove and with slate clad chimney breast, two double glazed sliding patio doors to outdoor terrace, spiral staircase down to lower floor (see later).

## Kitchen/Dining Room 27'3" x 16'0" (8.30m x 4.88m)

Refitted in 2021 with Schmidt kitchen, comprising a matching range of slab style base and eye level units with worktop space over and concealed under-unit lights, two separate ceramic sink units, integrated dishwasher, plumbing for fridge/freezer, built-in eye level electric oven with microwave/oven above, five ring electric induction hob with extractor hood over, aluminium framed double glazed window to front, radiator, two upright double radiators, Karndean flooring, power points, lights, uPVC double glazed sliding patio doors to outdoor terrace, door to:

## Pantry 4'1" x 6'3" (1.27m x 1.92m)

Karndean flooring, fitted shelving, light.

## Utility Room 14'10" x 9'4" (4.52m x 2.84m)

Fitted with a mixed range of base and eye level units worktop space over, stainless steel sink unit, integrated fridge, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to rear, radiator, Karndean flooring, power points, lights.

## Lower Hallway

Power points, lights, double door to storage cupboard, sliding door to:

## Studio/Bedroom 4 21'9" x 20'0" (6.64m x 6.10m)

A space offering multiple uses, as a work-from-home space, studio, hobbies room or bedroom, with three double radiators, power point(s), lights, two double glazed sliding patio doors, door to:

## First Floor Landing

UPVC double glazed window with uPVC double glazed door to side, radiator, power points, light, access to roof space, doors to:

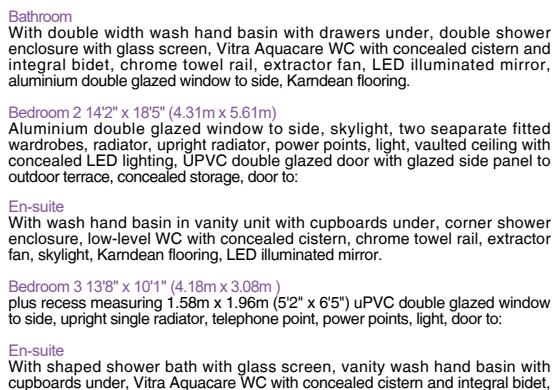
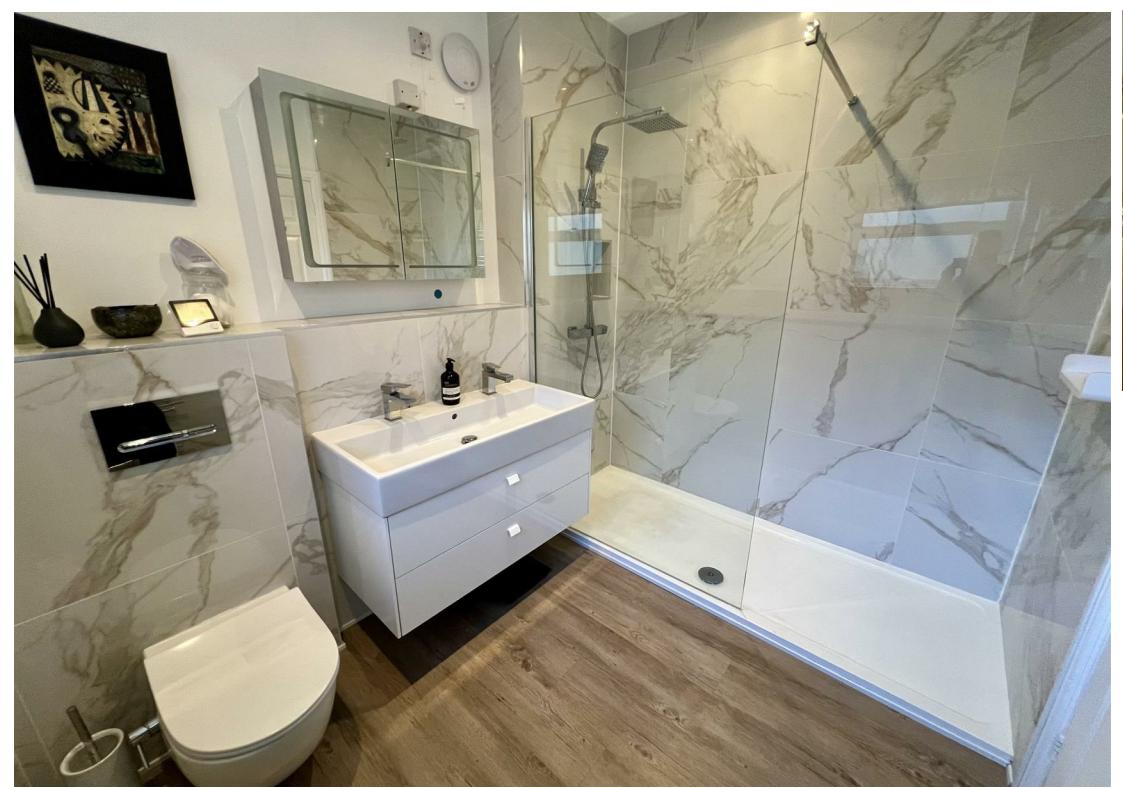
## Inner Hallway

Radiator, doors to airing cupboard housing hot water tank, linen cupboard and storage cupboard. Door to bathroom (see later) and two seaprare doors to:

## Bedroom 1 22'5" x 19'8" (6.84m x 6.00m)

uPVC double glazed window to front with uPVC double glazed door to outdoor terrace, skylight, two separate fitted wardrobes with chest of drawers to one side, double radiator, upright radiator, power points, light, uPVC double glazed sliding patio door to outdoor terrace. This room has the potential to be subdivided into two separate bedrooms N.B. Dimensions are overall maximum dimensions.





**Outside**  
The property is approached from a shared private driveway providing access to parking and the Garage - 6.70m x 3.69m (21'11" x 12'1") with electric roller door, power points, light, internal door to entrance hall. The property sits centrally within its plot which has been thoughtfully planned and laid out to numerous terraces and separate garden areas. A gravelled driveway, bordered by planted shrub beds, provides access to the main entrance and a pathway which ultimately leads around the entire property. A covered terrace off the kitchen/dining room provides a spacious seating area with a fantastic south-westerly vista towards Coppett Hill. Steps lead down to a lower lawned garden, accessible from the studio, where there is a storage shed and additional land to the side. Multiple barked paths lead up through a sloping area of garden interspersed with trees and mature shrubs at the top of which is another lawned garden with direct access to the timber decking and extensive terrace which can be accessed directly from the property via the landing and bedroom 1. To the uppermost area of the plot, screened behind a willow fence, is the oil storage tank and a gravelled drive that leads back to the main driveway.

**INDEPENDENT FINANCIAL ADVICE**  
We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

**LOCAL AUTHORITY & CHARGES**  
Herefordshire Council, 01432 260000. Band G, £4,015.92 (2025/26)

**MONEY LAUNDERING REGULATIONS**  
To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

**N.B.**  
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

**SERVICES**  
Mains water and electricity are believed to be connected to the property. Oil fired heating (external Grant Vortex Eco boiler), septic tank drainage.

**TENURE**  
Freehold. The property benefits from an insurance policy for the absence of an easement for access and services. There is a narrow strip of land to the east of the property which is not included within the boundary on the Title Plan.

**DIRECTIONS**  
From Ross town proceed south along the B4224 passing through the village of Walford. Shortly after passing Kerne Bridge junction take the next road on the left, signposted Leys Hill. Continue for 170m taking the private drive on the left. Follow this drive up the hill then bear left in front of the large tree dropping down to the property. what3words://chop.wired.perfectly, Google Maps V99R+3G4 Ross-on-Wye



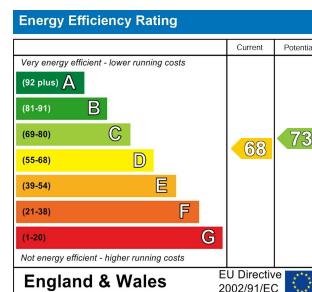
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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