

ROSEBANK

MUNSTONE, HEREFORDSHIRE



ROSEBANK

MUNSTONE, HEREFORD, HR1 3AD

Hereford City Centre 2 miles | Bromyard 14 miles | Ledbury 15 miles | Ross-on-Wye 17 miles | Worcester 26 miles | Gloucester 30 miles

Countryside living without compromising on commuting convenience.

This substantial six-bedroom detached home is thoughtfully designed with versatile living spaces, the property combines modern comfort with charming touches throughout balancing city living being just 2 miles north of the Cathedral City of Hereford.

Inside, the property offers generous, light-filled living spaces, including a welcoming entrance hall, a striking walnut-staircased inner hall, a snug, and a spacious living room with patio doors and a multi-fuel burner. The dual-aspect dining room and well-appointed kitchen diner lead through to a beautifully crafted timber-framed orangery with underfloor heating and self-cleaning glass, overlooking the gardens and land.

Practical features include a utility room, downstairs WC, boot room with boiler, and internal garage access, plus an ornamental spiral staircase providing roof access. Upstairs, the large landing leads to six bedrooms, including a particularly spacious master suite with walk-in shower, alongside a family bathroom and airing cupboard.

The attractive two-storey brick outbuilding provides excellent storage and workshop space, while also offering exciting scope for future alternative uses; it previously held consent for conversion into three two-bedroom holiday cottages.

The land extends in total to around 9.67 acres of land which slopes gently up to the south providing outstanding near-360-degree views across the Herefordshire landscape including Pen-y-Fan, Malvern Hills, Dinedor Hill and The Skirrid.

With development potential, renewable energy income and land ideal for lifestyle, horticultural or small-scale agricultural use, this is a rare opportunity to secure a versatile rural home with exceptional scope.

Guide Price: £1,250,000





ROSEBANK

Rosebank is a substantial grandiose and beautifully presented home which offers generous accommodation, character features and far-reaching views over its gardens and adjoining land. Thoughtfully designed with versatile living spaces, the property combines modern comfort with charming touches throughout.

ACCOMMODATION

The accommodation briefly comprises:

Entrance Hall

Door off to the cloakroom, tiled floor and window looking across to the barn.

Inner Hall

Large, spacious inner hall with an ornate feature walnut staircase leading to the first floor, inbuilt cupboards and cloakroom.

Snug

A versatile space which would be perfectly suited to a snug, playroom or large office. There is a large window looking out to the nearby barn.

Kitchen Diner

The kitchen-diner is the focal point of the property providing a functional yet sociable place to socialise with family or enjoy the peaceful countryside views. Fitted white and purple units create a modern and sleek look, with an integrated island with marble top providing additional worktop space and a useful seating area. For the keen home cooks, the kitchen benefits from a double oven, fitted microwave and a Stanley solid fuel range - perfect for heating plates!

There is a tiled floor leading through to The Orangery.

Timber framed Orangery

The Orangery is one of the stand-out features of the property benefiting from underfloor heating and being fully insulated. The kitchen flows seamlessly into the orangery which then opens onto the patio area, with steps leading to the rear garden and the adjoining land. The glass is 'self-cleaning' meaning rain washes any dirt or debris away.

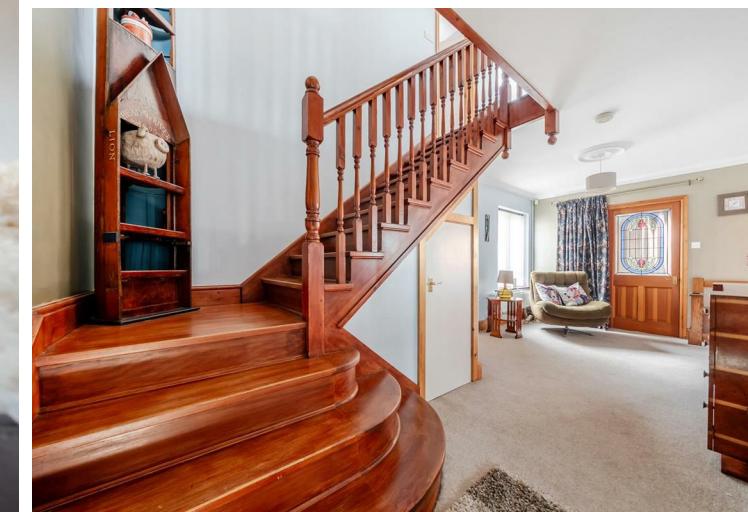
Living Room

The living room is well proportioned, benefitting from an abundance of light from the large bay window overlooking the front garden. The room benefits from a multi-fuel wood burner with feature fireplace as well as patio doors which allow the room to flow seamlessly into the garden.

Downstairs WC

with wall-hung wash hand basin, toilet and part tiled walls.







Rosebank, Hereford, HR1

Approximate Area = 2773 sq ft / 257.6 sq m

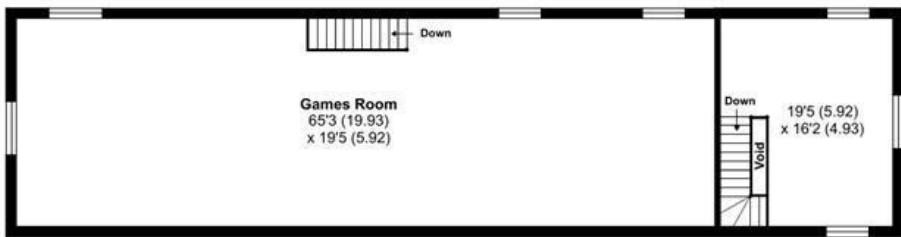
Garage = 278 sq ft / 25.8 sq m

Outbuilding = 3189 sq ft / 296.3 sq m

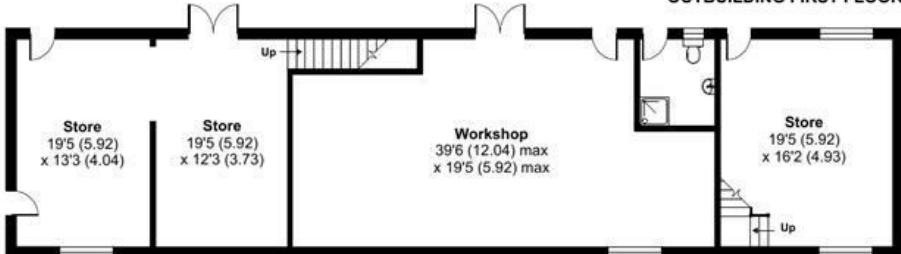
Total = 6240 sq ft / 579.7 sq m

For identification only - Not to scale

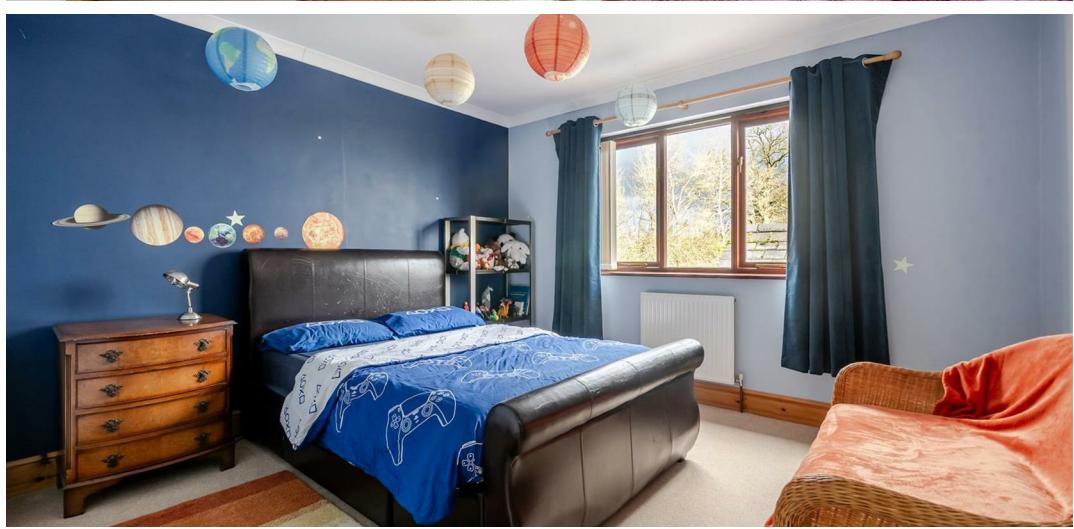
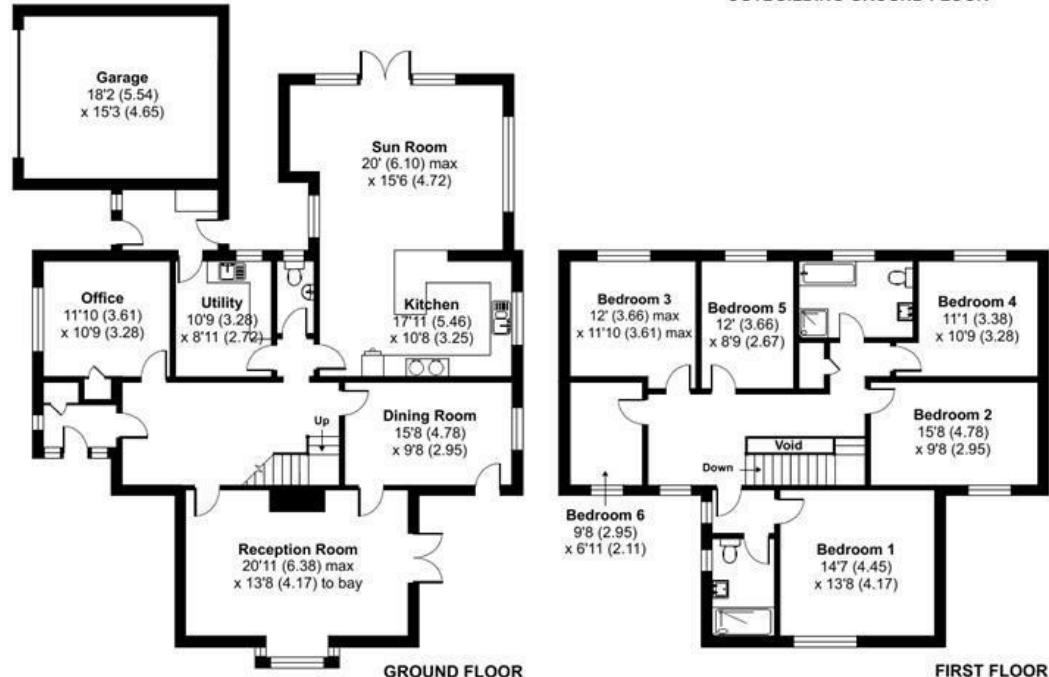
Denotes restricted head height



OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR



Dining Room

The dining room is a great space for formal entertaining or large family gatherings. There is a useful door to the garden and the large window adds to the light and bright atmosphere.

Utility

with fitted wall and base units with a sink. There is a large integrated American fridge freezer which will remain in situ. An external Ornamental Spiral staircase is fitted outside, which allows access to the roof and has been used for plant staging.

Boot Room

with fitted units, boiler and providing access to the attached single garage.

Landing

Spacious and light with a feature radiator, heated using the solid fuel Stanley Range. The landing is incredibly spacious and light, providing ample space for a home working space if desired.

Master Bedroom with en suite

The master bedroom is a fantastic size, with a large window overlooking the front garden. The room provides ample space for storage and furniture, without losing the spacious feel. There is an adjoining en-suite with stylish walk in shower, toilet and wall hung sink. The master suite is the perfect example of functionality combined with stylish elegance.

Bedroom 2

Large double bedroom with window overlooking the front garden.

Bedroom 3

Large double at the rear of the property with picturesque views over the land.

Bedroom 4

Good sized double bedroom with views over the land to the rear.

Bedroom 5

Smaller bedroom with window overlooking the top of the orangery and the land beyond.

Bedroom 6

Small bedroom currently used as a dressing room. The space would make an excellent office, dressing room or small bedroom with pleasant views over the surrounding countryside.

Family Bathroom

A stylish and functional family bathroom with sleek panelled bath with central taps, a large corner shower with mixer shower head, a wall hung wash hand basin and toilet.



Gardens

The gardens at Rosebank have been loved and maintained by the current owners. There is a wraparound patio to the rear of the property which can be accessed via the patio doors in the Orangery. This provides an excellent area for alfresco dining and socialising. Landscaped steps lead to a sloping lawned area with brick-built pizza oven.

The extended garden comprises a well maintained vegetable plots, an attractive timber framed glasshouse and a range of polytunnels. There is also a fenced pen, previously used for poultry. The garden has ample space for children to play and explore while supporting a sustainable lifestyle growing your own produce!

OUTBUILDINGS

Rosebank benefits from a substantial, two storey brick outbuilding. The ground floor currently comprises workshop space, storage and toilet. The upstairs is currently divided into two with two separate staircases providing ample storage space or for recreational use or future residential use subject to planning.

The barn previously had consent in 2008 to be converted into three two-bedroomed holiday cottages (DCCW2008/0925/F). We understand this consent has since lapsed.

There are two further smaller single storey brick garages adjoining the larger brick outbuilding.

LAND

The property extends in total to around 10.79 acres of which around 9.42 acres is productive grassland, around 0.25 acres is newly planted Orchard and the remainder is woodland, garden and buildings. The land rises gently to its southern high point, delivering sweeping, near-360-degree views across Herefordshire, stretching towards Pen-y-Fan, the Malvern Hills, Dinedor Hill and The Skirrid.

The land is currently divided into five conveniently sized paddocks suitable for grazing or haymaking. The land also benefits from a right of way to the south via Patch Hill Access Road which provides a separate agricultural access to the property (if desired). This route is shown dotted yellow on the plan.





SERVICES

We understand that Rosebank is serviced by mains electricity, mains water, oil-fired central heating system and a BioDisk septic tank private drainage system. Secondary heating systems comprise of the solid fuel Stanley Rayburn and multi-fuel wood burners, as well as electric underfloor heating in the kitchen, utility room and both upstairs bathrooms. The orangery has a wet underfloor heating system from central heating system.

We understand the solar panels fitted to the roof of the barn which were fitted around 10 years ago. There is a further circa 10 year Feed-in-Tariff remaining.

TENURE

The property is Freehold with the benefit of vacant possession

COUNCIL TAX

The property is in Council Tax Band G.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights-of-way both declared and undeclared.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents. (b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property. (c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action. (d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested prospective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property. HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

DIRECTIONS

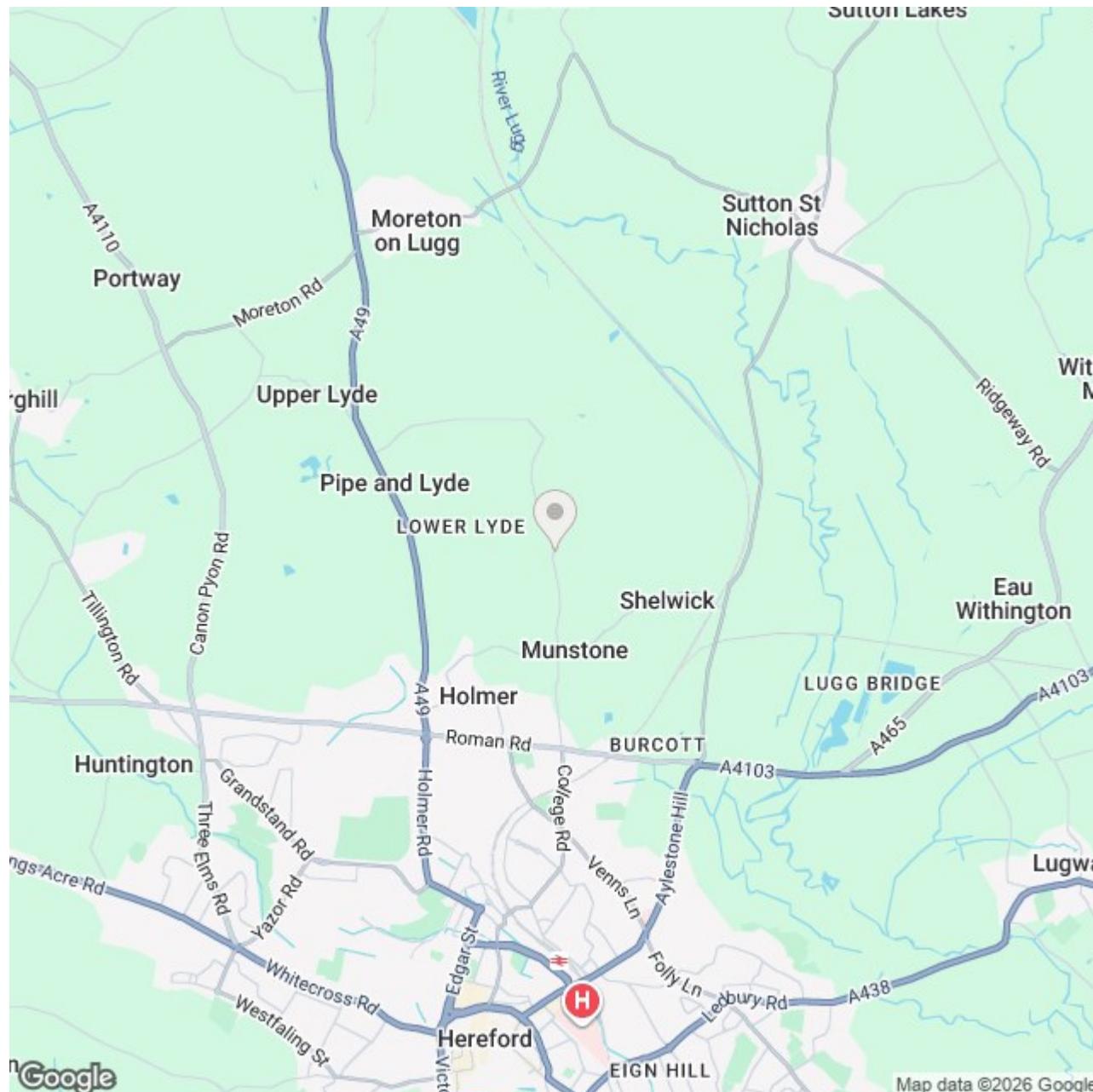
From Hereford, head North on Holmer Road (A49), continue straight past the retail parks, at the roundabout take the right exit right along Roman Road (signposted Worcester). Continue along this road taking the second left turn opposite the BMW garage. Continue along this road, past the junction and through the village of Munstone. The property is located at the far end of the village before the bend.

WHAT3WORDS:

///fired.strongly.brilliant







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F	62	64
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

England & Wales

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.