



KNIGHTINGSFIELD

BAILEY LANE END | ROSS-ON-WYE | HEREFORDSHIRE



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KNIGHTINGSFIELD IS AN IMPRESSIVE AND VERSATILE THREE-BEDROOM DETACHED COUNTRY HOME, ENJOYING A PEACEFUL RURAL POSITION IN BAILEY LANE END, NEAR THE POPULAR MARKET TOWN OF ROSS-ON-WYE. SET WITHIN APPROXIMATELY 4.86 ACRES, THE PROPERTY OFFERS GENEROUS ACCOMMODATION, ESTABLISHED GARDENS AND FIELDS, COUNTRYSIDE VIEWS AND AN EXCELLENT RANGE OF OUTBUILDINGS, INCLUDING A DUTCH BARN WITH CLASS Q APPROVAL FOR CONVERSION TO A FOUR BEDROOM RESIDENTIAL DWELLING.

- Spacious and versatile three-bedroom detached country home •
- Set within approximately 4.86 acres of gardens and grounds •
 - Dutch barn with Class Q approval for conversion to a four bedroom residential dwelling •
 - Multi-generational living potential •
- Excellent range of outbuildings including stable block and workshop •
 - Spacious and versatile accommodation throughout •
 - Peaceful rural position with countryside views •
 - Smallholding / hobby farming potential •
- Conveniently positioned for Ross-on-Wye and the wider Wye Valley •

DISTANCES FROM KNIGHTINGSFIELD

Drybrook 1.7 miles • Ruardean 2 miles • Ross-on-Wye 4.7 miles
Monmouth 15.5 miles • Gloucester 15 miles • Hereford 18.8 miles
Cheltenham 22.5 miles • Bristol 39.2 miles • London 127 miles
Lydney Train Station 14.5 miles • Hereford Train Station 18.4 miles
Bristol Parkway Station 34.7 miles
Bristol Airport 48.8 miles • Cardiff Airport 64.3 miles
Birmingham Airport 66.9 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Knightsfield enjoys an attractive rural position in Bailey Lane End, surrounded by beautiful Herefordshire countryside yet conveniently placed for the popular market town of Ross-on-Wye.

Ross-on-Wye is an historic market town positioned above the River Wye and provides an excellent range of everyday amenities, together with a thriving selection of independent shops, cafés and restaurants. The town retains a strong traditional character, centred around its historic Market House, and offers regular markets alongside a good range of sporting and leisure facilities.

For families, the wider Ross-on-Wye area offers a choice of primary and secondary schooling, including John Kyrle High School within Ross-on-Wye, together with a number of primary schools in the town and surrounding villages.

The area is particularly well suited to those who enjoy the outdoors. Ross-on-Wye is regarded as a gateway to the Wye Valley, with the River Wye providing opportunities for walking, canoeing, paddleboarding and fishing, while the surrounding countryside offers an extensive network of scenic routes. Nearby attractions include Goodrich Castle and Symonds Yat, with the Forest of Dean also within easy reach.

Despite its peaceful countryside setting, Knightsfield is well positioned for access to the wider road network, making the property an appealing option for those looking to combine rural living with accessibility to the larger centres of Hereford, Gloucester, Monmouth and beyond.



THE PROPERTY

Knightsfield is a substantial and versatile detached country home, formerly a public house, offering generously proportioned accommodation with a choice of reception spaces ideally suited to modern family life and entertaining.

The kitchen is fitted with a range of base and wall units, contrasting work surfaces and a range-style cooker, with a window enjoying an attractive outlook over the surrounding countryside. Adjoining the kitchen is a useful utility / boot room, providing additional storage and direct access to the outside.

The sitting room is a comfortable and welcoming space, centred around a wood-burning stove set within a stone fireplace. An open archway leads through to the adjoining lounge area, creating a sociable and flexible arrangement for everyday living and entertaining.

The lounge also has double doors leading to the impressive conservatory. Flooded with natural light, the conservatory provides a wonderful space for relaxing or dining whilst enjoying views over the gardens and surrounding countryside. French doors open directly onto the gardens, creating an excellent connection between the indoor and outdoor spaces.

Further ground floor accommodation includes an additional dining room/snug/office and adjoining workshop, offering useful and adaptable spaces which could be utilised in a variety of ways. The original public house toilet facilities also remain and offer potential for reconfiguration to suit a purchaser's individual requirements.

The staircase rises to the first floor, where there are three well-proportioned bedrooms and a family bathroom. Two of the bedrooms benefit from en-suite shower rooms, whilst the principal bedroom is further complemented by a generous walk-in wardrobe that could be used as an office or nursery. The bedrooms enjoy pleasant outlooks over the gardens, paddocks and surrounding countryside.

OUTSIDE

Knightsfield is set within approximately 4.86 acres of established gardens, grounds and enclosed fields, enjoying attractive countryside views and a peaceful rural setting. The gardens surround the house and include lawns and mature planting, while sloping fields extend to the side and rear with the benefit of a large polytunnel in the second field.

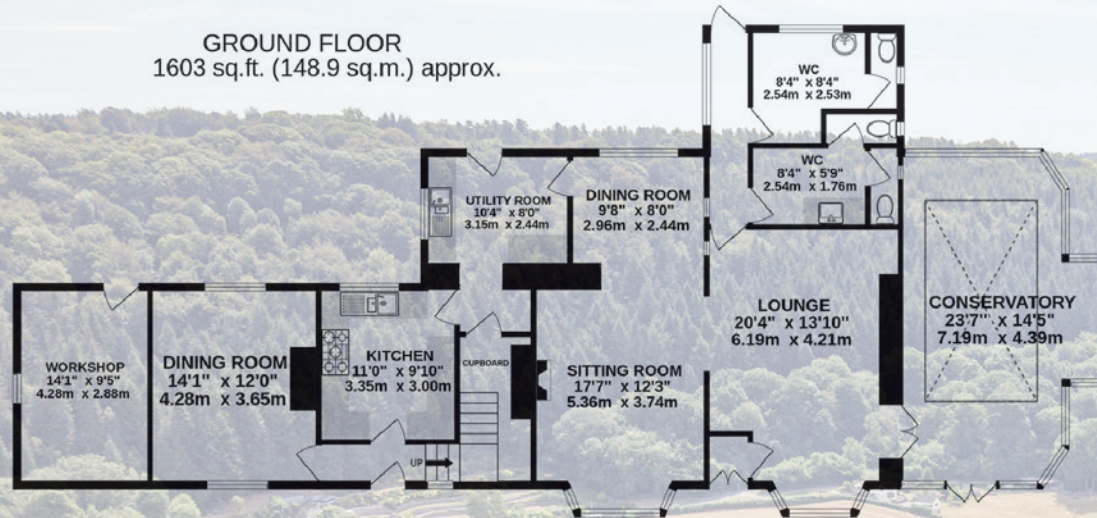
There is extensive off-road parking together with a useful range of outbuildings including stone-built storage units and workshop, greenhouse, stable block, wood store and attached workshop, offering excellent scope for equestrian, small holding or hobby use.

Together with the gardens and outbuildings, these provide excellent versatility for those with equestrian, smallholding or general amenity interests.

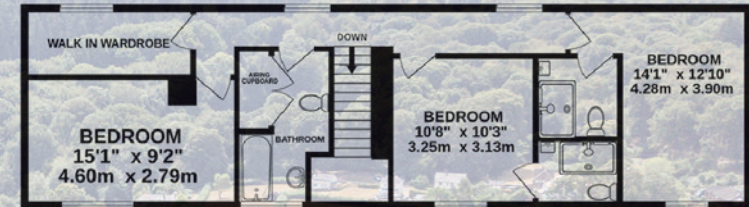
The Dutch barn provides an exciting development opportunity. A Class Q Prior Approval application (P252189/PA4) was submitted for the change of use of the agricultural building and land within its curtilage to form one four bedroom residential dwelling. This provides an excellent opportunity to create a separate residential dwelling within the grounds of Knightsfield, subject to compliance with the requirements and conditions of the consent.



GROUND FLOOR
1603 sq.ft. (148.9 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



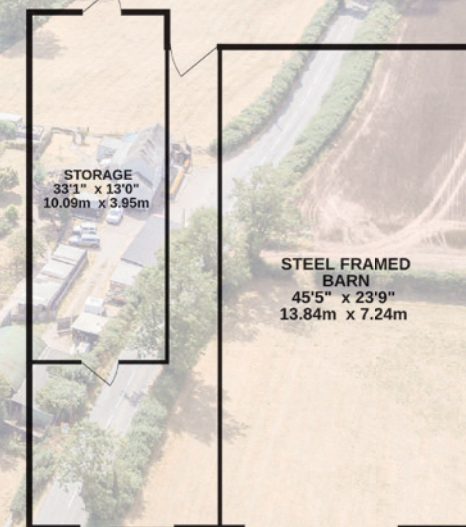
KNIGHTINGFIELD, BAILEY LANE END, ROSS-ON-WYE, HR9 5TR

TOTAL FLOOR AREA : 2311 sq.ft. (214.7 sq.m.) approx.



KNIGHTINGFIELD OUTBUILDINGS

TOTAL FLOOR AREA : 3020 sq.ft. (280.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY INFORMATION

Services: Mains electricity, water and gas. Private drainage (septic tank).

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: B.

Local Authority: Herefordshire County Council. Telephone 01432 260000.

Viewings: Strictly by appointment with the selling agents.

Directions: From Ross-on-Wye, proceed east on the A40 towards Gloucester, passing through Weston-under-Penyard. Continue through Ryeford and as you climb the hill, take the right-hand turning signposted Drybrook. Follow this road for approximately 1 mile just before reaching Bailey Lane End, where Knightingsfield can be found on the left-hand side.

Postcode: HR9 5TR

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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