

Lower Caradoc

Sellack, Ross-On-Wye HR9 6LT

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£650,000

*****VIRTUAL TOUR AVAILABLE*** Steve Gooch Estate Agents are delighted to offer for sale this CHARMING FIVE-BEDROOM DETACHED PERIOD PROPERTY, dating back to CIRCA 1850 and coming to the market for the FIRST TIME IN OVER FIFTY YEARS, with the added benefit of NO ONWARD CHAIN. Originally TWO SEPARATE DWELLINGS, this substantial character home offers approximately 2,100 SQ. FT. OF SPACIOUS AND VERSATILE ACCOMMODATION, set within BEAUTIFUL MATURE GARDENS AND GROUNDS EXTENDING TO JUST UNDER 0.7 ACRES. Nestled in an IDYLLIC AND PRIVATE RURAL SETTING, within an AREA OF OUTSTANDING NATURAL BEAUTY, the property enjoys TRULY BREATHTAKING, FAR-REACHING COUNTRYSIDE VIEWS IN ALL DIRECTIONS, offering a rare opportunity to acquire a distinctive country home in an exceptional location.**

Further benefits include AMPLE OFF-ROAD PARKING, SWIMMING POOL, STABLES, and TACK ROOM, while EXCELLENT COMMUNICATION LINKS are available with the M50 A SHORT DRIVE AWAY, providing convenient access to the WEST MIDLANDS, SOUTH WALES, and the wider motorway network.

The property comprises of SUNROOM, CLOAKROOM, COAT CUPBOARD, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM and UTILITY to the ground floor with FIVE BEDROOMS and FAMILY BATHROOM to the first floor.

Sellack is a tranquil village in Herefordshire, UK with historic cottages and period architecture nestled along the River Wye. The village benefits from amenities such as a local church, village hall and The Loughpool Inn.

Ross-on-Wye, a small market town situated on a picturesque bend of the River Wye, is 5 miles away and is often referred to as "The Gateway to the Wye Valley".

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.





The property is accessed via a upvc paneled door with glazed panels to either side, this leads into the:

SUNROOM
21'03 x 9'03 (6.48m x 2.82m)
Tongue & groove timber clad ceiling, exposed ceiling timbers, wall light points, dwarf walls to side and front aspect, large double radiator, tiled flooring, power points, front and side aspect upvc double glazed windows overlooking the garden and driveway with views towards fields and woodland in the distance, access into:

CLOAKROOM
5'06 x 4'08 (1.68m x 1.42m)
Tongue & groove timber clad ceiling, single radiator, tiled flooring, close coupled w.c, wash hand basin, tiled splashback, ceiling light, side aspect upvc lead light window.

COAT CUPBOARD
Tongue & groove timber clad ceiling, tiled flooring, double radiator, power points, door to cupboards with shelving space, side aspect upvc lead light window.

LIVING ROOM
26'05 x 12'07 (8.05m x 3.84m)
Exposed ceiling timbers, two double radiators, power points, ceiling light, wall light points, exposed stone feature fireplace, alcove storage, side aspect upvc lead light window and French doors opening onto the driveway, french doors opening into the sunroom.

DINING ROOM
26'07 x 13'03 (8.10m x 4.04m)
Feature ceiling timbers, exposed stone wall with fireplace opening, ceiling light, wall light points, built-in alcove shelving units, stairs leading to the first floor, two double radiators, side aspect lead light window overlooking the garden, side aspect pair of French doors leading onto the garden patio, archway opening into sunroom, door giving access into:







KITCHEN/BREAKFAST ROOM
16'08 x 13'10 (5.08m x 4.22m)
Double sink with large drainer, mixer taps over, tiled surrounds, square edge worktops, range of base and wall mounted units, ceiling timbers, ceiling light, power points, space for cooker, space for washing machine, double radiator, side aspect double glazed window overlooking the garden with views towards field and countryside, door into:

UTILITY
13'11 x 5'03 (4.24m x 1.60m)
Ceiling light, power point, section of exposed stone walling, side and rear aspect upvc double glazed windows.

From the dining rooms, stairs lead up to the first floor:

LANDING
Exposed ceiling timbers, access to loft space, power points, door to airing cupboard housing the hot water cylinder and slatted shelving space, doors into:

BEDROOM ONE
12'09 x 11'02 (3.89m x 3.40m)
Ceiling light, range of built-in wardrobes including hanging and shelving options, double radiator, power points, telephone point, front aspect double glazed window.

BEDROOM TWO
13'05 x 12'07 (4.09m x 3.84m)
Exposed ceiling timbers, ceiling light, built-in wardrobe with storage above, double radiator, power points, side and rear aspect upvc lead light double glazed windows.

BEDROOM THREE
11'02 x 8'06 (3.40m x 2.59m)
Ceiling light, built-in wardrobe with storage above, double radiator, power point, front aspect upvc lead light window.

BEDROOM FOUR
13'10 x 8'08 (4.22m x 2.64m)
Ceiling light, built-in wardrobe with storage above, double radiator, power point, rear aspect upvc double glazed window.

BEDROOM FIVE
10'09 x 7'09 (3.28m x 2.36m)
Ceiling light, double radiator, built-in double wardrobe with cupboard above, power point, side aspect upvc double aspect window.















BATHROOM
13'08 x 9'02 (4.17m x 2.79m)
Coloured suite including close coupled w.c, pedestal wash hand basin with splashback, side panel bath with tiled surround, exposed timbers, ceiling light, separate shower cubicle, electric shower fitted, wet board surround, shaver point, radiator, side and rear aspect lead light windows.

STABLES
Stable 1- 12'0 x 11'7
Stable 2- 12'1 x 9'6
Stable 3- 12'4 x 9'10
Tack Room - 12'0 x 9'6

OUTSIDE
The property is approached via a pair of wooden five-bar gates opening onto a private driveway with ample parking, which continues to both sides of the property. On either side of the driveway are lawned areas with mature trees, shrubs and bushes.

A pathway leads through a feature stone arch to the swimming pool area with crazy-paved surround and a wooden summer/pool house. Further steps and a second stone arch lead to an additional garden area with vegetable beds, trees, shrubs and bushes, enclosed by fencing and hedging.

A pathway and steps lead to the stables and tack room. To the front there is a concrete courtyard enclosed by dwarf walls, together with a parking and turning area accessed via a separate five-bar gate. There is also a greenhouse and a boiler room housing the oil-fired central heating and domestic hot water boiler.

DIRECTIONS
Please do not use the postcode in your satnav. From the Wilton roundabout, on the edge of Ross-on-Wye, take the turning onto the A49, taking the second turning right, signposted to Sellack. Continue along this lane for approximately 1.9 miles, reaching a crossroads with a memorial on the left hand side. Turn right and continue for approximately one mile. Take the turning left, signposted to the Church, where the property can be found after approximately half a mile, going past the church and a further 150m on up the hill, on the right hand side as per our for sale board.

SERVICES
Mains water, electric. Septic tank. Oil.

AGENTS NOTE
A new oil boiler was installed April 2026

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.



LOCAL AUTHORITY
Council Tax Band: G
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

WATER RATES
Welsh Water

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 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

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

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



















Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

2623 ft²

Reduced headroom

21 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.





