



ROBYNS COTTAGE

LEYS HILL | WALFORD | ROSS-ON-WYE | HEREFORDSHIRE



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ROBYNS COTTAGE, BUILT IN 2023, OFFERS A PURCHASER THE EPITOME OF MODERN LIVING, BOASTING A STUNNING FOUR BEDROOM DETACHED FAMILY HOME ON LEYS HILL, IN THE SOUGHT-AFTER VILLAGE OF WALFORD. THIS BEAUTIFUL HOME BENEFITS FROM UPSIDE-DOWN LIVING MAKING THE MOST OF THE SUPERB VIEWS WHILST ALSO ENJOYING A LARGE GARDEN APPROACHING HALF AN ACRE, DETACHED DOUBLE GARAGE AND OFF-ROAD PARKING FOR MULTIPLE VEHICLES.

- Striking four bedroom detached ultra-modern family home •
- Stunning, high specification open plan kitchen / dining room •
 - Underfloor heating throughout •
 - Balcony with glass balustrades and superb views •
 - Principal bedroom with en-suite bathroom •
- Upside down living to make the most of the impressive views •
 - Private off-road parking for multiple vehicles •
 - Generous sized plot approaching half an acre •
 - Situated in the sought after village of Walford •
 - Within walking distance of The Inn on the Wye •
- Superb accessibility to the major road networks of the M4/M50/M5 •

DISTANCES FROM ROBYNS COTTAGE

Goodrich 1.4 miles • Ross-on-Wye 4.5 miles • Monmouth 7.9 miles
Hereford 18.2 miles • Gloucester 19.7 miles
Cheltenham 27.1 miles • Newport 32 miles • Bristol 37.8 miles
Cardiff 42.9 miles • London 122 miles
Lydney Train Station 14.1 miles • Hereford Train Station 18.7 miles
Gloucester Train Station 19.7 miles
Bristol Airport 48.7 miles • Cardiff Airport 56.6 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

Robyns Cottage is situated on Leys Hill in Walford which is a sought after village known for its scenic walks along the riverbanks and outdoor activities. It also boasts the Inn on the Wye, Walford Primary School, Village Hall and St Michael and All Angels Church.

Goodrich, just over a mile away, is another popular, thriving village located between Monmouth and Ross-on-Wye. It benefits from having two public houses, village hall, a community orchard, a community choir, tennis club, primary school and children's play area. Standing in open countryside above the River Wye, Goodrich Castle is one of the finest and best preserved of all English medieval castles.

Ross-on-Wye is a market town overlooking the Wye and within the Wye Valley Area of Outstanding Natural Beauty. It is known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, cafes, restaurants, primary and secondary schools and leisure activities.

Monmouth is located just 6.5 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and the state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

THE PROPERTY

Robyns Cottage offers an excellent opportunity to acquire a striking four bedroom detached family home situated in an elevated position within the sought after village of Walford.

Upon arrival, you are instantly met by this property's contemporary design, blending modern architecture with natural materials, whilst being set in a truly beautiful position.

Access to the property is via a sleek, elevated bridge walkway with glass balustrades which provides an impressive entrance to this bold family home.

Step into the inviting entrance hall which is a light and airy space with storage cupboard and cloakroom.

Robyns Cottage enjoys upside down living to make the most of the superb views on offer. The heart of the home is the open-plan kitchen / dining room which has been designed to a high specification and boasts a balcony with glass balustrades perfect for alfresco dining.

The kitchen has a vaulted ceiling with impressive feature gable window which floods the room with natural light and offers spectacular views of the wooded hillside beyond. A large central island with white quartz worktop forms the focal point of the space, with seating available for dining and entertaining and an integrated induction hob for cooking with ease. The kitchen features shaker-style cabinets integrated double ovens, dishwasher, wine rack and space for an American-style fridge freezer. It flows seamlessly onto the balcony via sliding doors which is a great spot to soak up and enjoy the views.

Completing the ground floor accommodation is a large sitting room which offers a great space to relax and flows effortlessly from the kitchen / dining room. Once again, superb views can be appreciated to the rear aspect.

From the entrance hall, stairs lead down to the lower ground floor accommodation. Here you will find four double bedrooms, the family shower room and a convenient utility / boot room which houses the white goods and has access to the side aspect.

The principal bedroom benefits from an ensuite bathroom with freestanding bath and separate shower. The bedroom itself has three fitted wardrobes and floor to ceiling windows framing the views to the rear. A sliding door opens to the raised terrace which can be accessed by three of the four bedrooms.

Bedroom two has an ensuite shower room and doors to the raised terrace. Bedroom three has fitted wardrobes and doors to the raised terrace and bedroom four is a double bedroom with a view to the front aspect.



OUTSIDE

Robyns Cottage is accessed from Leys Hill and enjoys an excellent elevated position. A private driveway leads to an off-road parking area for multiple vehicles. A detached double garage / car port can be found alongside steps and a path to the rear garden.

The neighbouring property Leyton House do have a right of access across the top drive to access their property, but you will see upon viewing that this does not disrupt the private position of Robyns Cottage. To the rear, the lawned garden and raised terrace offer multiple spots to soak up the stunning views.

The vendors have recently landscaped the outdoor space and laid a concrete base which would be perfect for a summer house, entertainment area / shed or home office.

KEY INFORMATION

Agents Note: There is further scope to create a bedroom suite and office with mezzanine floor at the property.. The space measures approximately 500 sq ft and benefits from attic trusses and electric feeds. This work was granted permission under the original planning consent for the build.

Services: Mains water, mains electricity, air source heat pump and 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: G

Local Authority: Herefordshire County Council. Telephone: 01432 260000

Viewings: Strictly by appointment with the selling agents

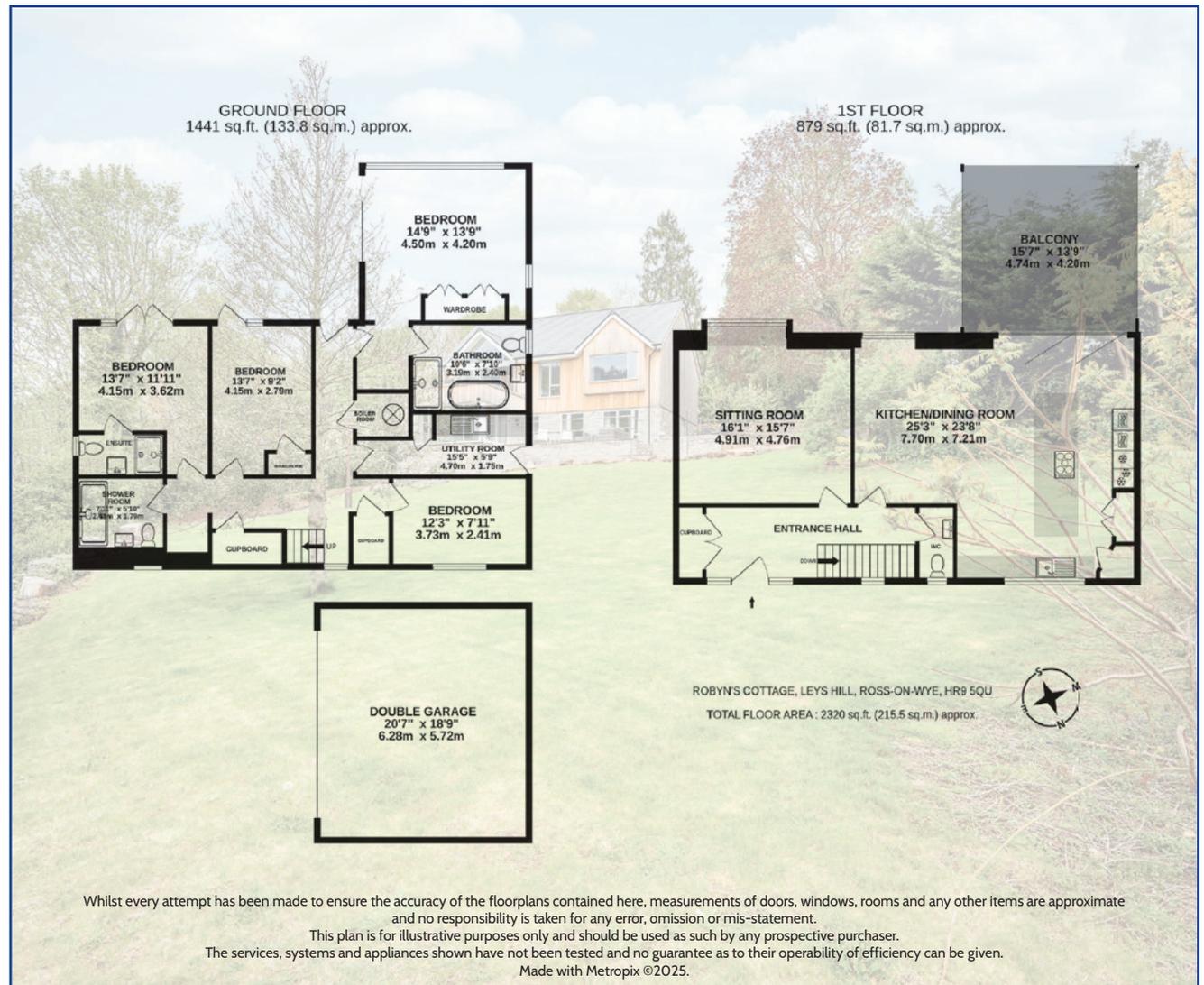
Directions: From Ross-on-Wye, head out using the B4234, pass through Tudorville and Coughton and bend left past the entrance to St Michael and All Angels Church. Continue on this road until you reach the Inn on the Wye on your left. Shortly after, there is a sharp turning left which is Leys Hill. Continue up Leys Hill and Robyns Cottage will be half way up on the right hand side.

Postcode: HR9 5QU

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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