



School House

Glewstone, Ross-On-Wye,
Herefordshire HR9 6AP

A delightful spacious and versatile former Village School retaining much of its character and charm. The total plot measures approximately a third of an acre.

- Planning permission granted to replace the garage with a 2 storey, 2 bedroom annexe •
- Light and airy kitchen and family room with vaulted ceiling • Village setting •
- Ample off road parking • Wonderful views across the local countryside •



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Dating back to the late 1800's, School House is an attractive late Victorian former Village School. It is in a prime position on the edge of the Village of Glewstone betwixt Monmouth and Ross-On-Wye.

The property is in a rural location but with the A40 being approximately a mile away allows the best of both rural living with the benefit of being able to access the towns of Ross-On-Wye and Monmouth easily. Planning has been granted to convert the garage into a 2 storey, 2 bedroom annexe.

Location & Situation

School House is situated on the edge of the Village of Glewstone approximately 5 miles from Ross-On-Wye. Ross-On-Wye is a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools, leisure activities and is approximately 11 miles from the tourist attractions located at the Royal Forest of Dean. Monmouth is situated approximately 7 miles from School House and boasts an M&S Simply Food, Waitrose supermarket, an abundance of local shops, leisure activities and Haberdashers Independent Boys and Girls Schools. Glewstone Country House for fine dining, afternoon teas or special events is approximately a 2 minute drive from the property. The A40 is approximately 1 mile away from School House making it a fantastic location for accessing the M50/M5 motorways. A short drive away from School House are several Golf Courses to include South Herefordshire Golf Club, Ross-On-Wye Golf Club and Monmouth Golf Club.

Approximate Distances from School House

- | | |
|-----------------------------|-----------|
| • Ross-On-Wye | 5 miles |
| • Monmouth | 7 miles |
| • The Royal Forest of Dean | 11 miles |
| • Hereford | 13 miles |
| • Gloucester | 21 miles |
| • Cheltenham | 38 miles |
| • Bristol | 53 miles |
| • Cardiff | 45 miles |
| • London | 134 miles |
| • Bristol Airport | 57 miles |
| • Birmingham Airport | 69 miles |
| • Lydney Train Station | 16 miles |
| • Gloucester Train Station | 21 miles |
| • Abergavenny Train Station | 23 miles |



School House

Step into the entrance porch where there is plenty of space for hanging coats and storing shoes. The entrance hall creates a natural divide between the main living areas and bedrooms. The country style kitchen is located in what is believed to be the original school hall. It is an impressive space measuring 26ft in length and has a vaulted ceiling with exposed ceiling beams. The vast space incorporates a dining space and family area creating a fantastic open plan kitchen/dining and family room. A floor to ceiling exposed stone feature wall incorporating an open fireplace with inset gas woodburning style stove makes a great focal point and gives the large space a cosy feel. Three, triple aspect windows allow light to flood the room. A door at the end of the kitchen/dining/family room opens out to steps that lead down into the tandem garage. From the kitchen there is also a handy utility room and a separate w.c.

The sitting room has a red brick feature fireplace currently housing the LPG boiler. French doors open out to a patio, currently enclosed with a wire mesh fence useful for keeping pets secure at the rear of the property. Also on the ground floor is a lounge measuring approximately 22ft in length, currently used as a fabulous master bedroom. It is a light and airy room with large windows having dual aspect views. A feature stone wall with fireplace and stone hearth makes an attractive and interesting focal point.



A dressing room and separate cloakroom are accessed from the master bedroom. There is potential to turn the cloakroom into an en-suite bathroom, finishing off what would be a superb master bedroom suite. A door between the cloakroom and dressing room opens out to the rear of the property.

From the entrance hall stairs lead to the first floor. From a spacious landing various doors lead off to two bedrooms, a sewing room/office and a family bathroom. There were originally three bedrooms on the first floor but a wall has been removed between two of those rooms creating one larger second bedroom. The original wall could easily be re-erected should anyone wish to do so. Both bedrooms are doubles and have superb views across the surrounding fields and countryside. In addition to the bedrooms is a sewing room or small office space. It is a small but handy room to the rear of the property having a lovely view over the neighbouring fields. This space would also be ideal as an additional storage area.

The family bathroom has a white suite comprising of a bath, separate shower cubicle, closed coupled w.c and a pedestal wash hand basin.

Outside, School House certainly has kerb appeal. Gates open out to a gravelled off-road parking area for several vehicles. The gardens are enclosed by hedging with some fencing and are mainly laid to lawn. Most of the garden is located at the front of the property. A Willow tree stands proudly in the front garden along with a variety of other shrubs and bushes.



There is a pleasant outlook at both the front and rear aspects as the property is surrounded by lush greenery, fields and countryside. The rear of School House has gates on both sides making the back of the property fully enclosed. A vegetable produce area and pretty, stone storage shed can be found within this area. There is a patio at both the front and rear so both could be used for al fresco dining during the Summer months.

The tandem garage is currently used as a workshop and large storage facility. It is accessed via an electric roller door and is more spacious internally than it appears from the outside. There is a glass door and a window to the rear allowing light into the space. There is planning permission granted for the garage to be converted into a 2 storey, 2 bedroom annexe. Please go to www.herefordshire.gov.uk and enter P163014/FH for more information.



Services

School House benefits from mains water, mains electricity, private drainage and an LPG boiler for heating and hot water.

Fixtures & Fittings

All fixtures and fittings in School House are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Sale Method

The Property is offered for sale by Private Treaty.

AGENTS NOTES:

There is planning permission granted to convert the garage into a 2 bedroom, 2 storey annexe.

Please go to www.herefordshire.gov.uk and enter P163014/FH for more information.

Local Authority

Herefordshire Council, Telephone: 01432 260000

School House is classified as Band E for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

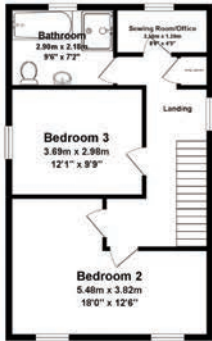


School House

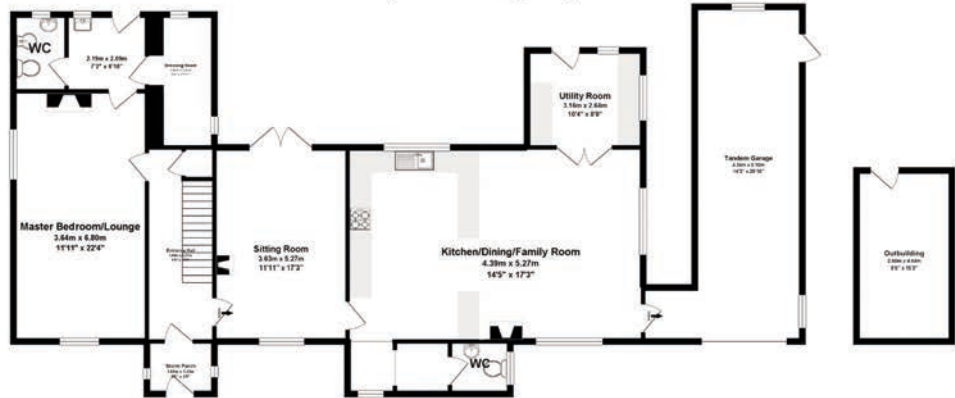
Glewstone, Ross-On-Wye HR9 6AP

Floor Plan

1st Floor 49.21 sq. m.
(529.70 sq. ft.)



Ground Floor 168.38 sq. m.
(1812.41 sq. ft.)



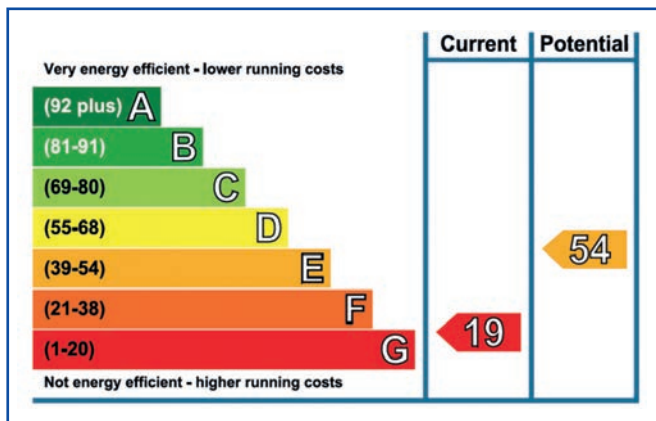
TOTAL FLOOR AREA : 217.59 sq. m. (2342.10 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Performance Certificate Rating



Directions

From the Dixton roundabout at Monmouth head towards Ross-On-Wye on the A40. Continue for approximately 6 miles, then exit left at Jo's Diner and Supa-Shine car wash on to the A4137. Continue on this road until you see a right turning signposted Glewstone. Follow this road to the Village where you will see School House on the left. There is a for sale board at the property to assist you. PLEASE NOTE, SAT NAV WILL NOT WORK FOR THIS POSTCODE.

Viewings

Strictly by appointment with Powells – 01600 714140.



CHARTERED SURVEYORS • LAND & ESTATE AGENTS

Singleton Court Business Park, Monmouth, NP25 5JA

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