



THE GROVE

SELLACK | ROSS ON WYE | HEREFORDSHIRE







THE GROVE

SELLACK | ROSS ON WYE | HEREFORDSHIRE | HR9 6LZ

THE GROVE IS A STUNNING GRADE II LISTED COUNTRY RESIDENCE, SITUATED IN THE SOUGHT AFTER RURAL HAMLET OF SELLACK, CLOSE TO ROSS ON WYE. THE PROPERTY ITSELF HAS BEEN CAREFULLY REFURBISHED INTERNALLY BY THE CURRENT OWNERS AND BOASTS BEAUTIFUL VIEWS OVER THE SURROUNDING COUNTRYSIDE. SITUATED AROUND THE PROPERTY IS 53 ACRES OF LAND, ALONG WITH A GOOD SELECTION OF OUTBUILDINGS, INCLUDING TWO STONE BARNs WITH PLANNING PERMISSION FOR RESIDENTIAL CONVERSION.

The Grove offers the opportunity to acquire a substantial country residence, with a superb landholding, in a beautiful rural position, yet still offering good accessibility- to the major road networks of the M50/M4/M5.

Superb rural location close to Ross on Wye & Stunning Wye Valley Area of Outstanding Natural Beauty • Good Accessibility to South West/South Wales/ West Midlands • Spacious and well-presented seven bedroom Grade II Listed country property • Large country style kitchen with utility room
Four reception rooms, boasting period features • Good sized Cellar with potential for a variety of uses • Seven double Bedrooms over two floors
Beautiful gardens and rear courtyard with a variety of mature shrubs and trees
Two stone barns with residential planning permission • Further useful outbuildings
In all approximately 53 acres of land, a mixture of arable, amenity and grazing

Available as a whole or in six lots

The Grove Residence: Front Entrance Hallway • Sitting Room • Drawing Room
Office • Dining Room • Kitchen | Rear Hall • Utility Room • Cloakroom
Three Bedrooms to first floor • Family Bathroom • Four Bedrooms to second floor • Space for secondary Bathroom • Cellar

Ross on Wye 4 miles • Hereford 13 miles
Bristol 44 miles • Newport 35 miles • Cardiff 50 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

The Grove enjoys an excellent location surrounded by stunning Herefordshire countryside yet boasting fantastic links to the larger centres of Hereford/Birmingham/Bristol/Cardiff via the A49/M50/M4/M5.

Situated along a quiet country lane the property is accessed from a private gated gravelled driveway with beautiful views through the Valley to the South.

There are excellent connections to the main road network with the market town of Ross on Wye only being situated four miles away. The town boasts a number of reputable primary schools, along with John Kyrle secondary school. Private schooling can be found in nearby Monmouth with the Haberdashers Private School for Boys and Girls and at Hereford Cathedral School.

Sellack itself boasts a well revered Public House 'The Loughpool', along with 'The Red Lion' at Peterstow, a short distance from The Grove. An extensive range of further amenities are located in the Riverside town of Ross on Wye. Hereford, situated approximately 13 miles away benefits from a newly built shopping complex, with a number of restaurants, Waitrose supermarket and high street brands.

An abundance of tourism and recreational activities exist within the Ross on Wye region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny.





THE GROVE

The Grove offers the opportunity to purchase a beautiful country property, in a sought after position within Herefordshire.

The property is entered via a metal gate between stone entrance pillars and is approached by a gravel driveway with parking for a number of vehicles.

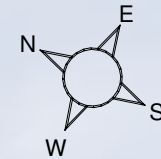
Access to the property is from a covered veranda, with a stone step up to the front door, with stained glass panelling. This opens to the Front Entrance Hallway, with patterned floor tiling and giving access to the rest of the ground floor reception rooms. To the left of the Hallway is the Sitting Room, with large sash windows and a feature fireplace with wooden mantel over. There are French doors opening to the side gardens. To the right of the Entrance Hallway is the Drawing Room, a further reception space which would make a great playroom or formal Library.

Further along the Hallway there is a doorway to the Office, with Oak flooring and a sash window enjoying beautiful views over the surrounding countryside. A small step up from the Entrance Hallway leads to the Dining Room, a good size room with space for a large farmhouse table, again with Oak flooring. The Kitchen is found from here, up a couple of steps, and is a spacious room with plentiful character. Inset into an alcove with a wooden mantle over is the electric AGA, surrounded by a variety of freestanding matching wooden wall and base units. There is space for a small breakfast table next to the sash window, giving lovely natural light. To the rear of the Kitchen is the Rear Hallway, with access to the Utility Room and Cloakroom. From the Rear Hallway there is access to the side courtyard.

The first floor of The Grove is accessed from a beautiful staircase, with a long arched window overlooking the rear of the property, which curves from the Entrance Hallway to the first and second floor landings. To the first floor are three double Bedrooms, all with sash windows enjoying a pretty outlook, and a well-finished Family Bathroom, with four piece suite. The second floor boasts a further four Bedrooms, all double with character beams, and a smaller room, ideal for installing a secondary Bathroom.

Externally The Grove enjoys large gardens, with open lawned areas, a small planted orchard and a variety of mature trees and shrubs. The courtyard to the rear of the property is a real sun trap and a lovely seating area on a pleasant day. Access to the Cellar can be found from the Front Entrance Hallway internally or from stone steps in the courtyard.

Grove Farm, Sellack, Ross-on-Wye
Approximate Gross Internal Area
3232 Sq Ft/300 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8344283/TFE

This plan is a copy of existing drawings and is for guidance only, and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of text of the Particulars



STONE BARN & LAND

To the rear of The Grove is approximately 12 acres of land, 2.64 acres of which is split into grazing paddocks, and the remainder being currently utilised for arable cropping. On the opposite side of the lane are the stone barns and outbuildings and the remaining approximately 41 acres.

There are two stone barns with full residential planning permission for conversion to residential dwellings, along with a number of other useful buildings. The larger stone barn is set to accommodate three bedrooms, with the smaller having permission for one bedroom, ideal as an Annexe or potential letting opportunity, subject to planning permission. The barns benefit from beautiful views over the surrounding countryside and a small pond. The planning information for the barns can be found on Herefordshire County Council Planning under reference number 153021 and is valid until October 2018.

The remaining land is split into a mixture of grazing, paddocks and arable fields. The Grove is set to be sold either as a whole or is offered in six lots, the details of which can be found below.

LOTING

- Lot 1: The Grove residence and grazing paddocks to rear (approximately 2.64 acres)
- Lot 2: Arable field to the rear of property, separately accessed from lane (approximately 9.36 acres)
- Lot 3: Grazing paddocks opposite property (approximately 1.72 acres)
- Lot 4: Stone barns with residential permission, outbuildings and grazing land (approximately 12.72 acres)
- Lot 5: Arable field East (approximately 8.18 acres)
- Lot 6: Arable field West (approximately 18.93 acres)



KEY INFORMATION

Services: Electricity and mains water, private drainage to septic tank and oil fired central heating.

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

Fixtures & 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: Band 'E'

Local Authority: Herefordshire County Council . Telephone 01432 260 000.

Viewings: Strictly by appointment with the selling agents.

Directions: From the Ross on Wye Wilton roundabout take the Hereford Road (A49) and proceed through Bridstow. Follow the A49 through Peterstow and past the Yew Tree Inn. The turning for The Grove will be found on your right adjacent to The Red Lion Public House. Continue along this lane for a short distance until The Grove is found in front of you, as you approach a fork in the road. Take the right hand fork and the entrance to the property is on your left, with the barns (Lot 4) to your right. Postcode: HR9 6LZ

Powells Chartered Surveyors, Land & Estate Agents

Singleton Court Business Park

Monmouth

NP25 5JA

Telephone: 01600 714140

Email: enquiries@powellsrural.co.uk

Website: www.powellsrural.co.uk



IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared June 2018.

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 105-155 | A | | |
| 81-104 | B | | |
| 65-80 | C | | |
| 49-64 | D | | |
| 33-48 | E | | |
| 17-32 | F | | |
| 1-16 | G | | |

105-155: Most energy efficient - lowest running costs
1-16: Not energy efficient - highest running costs
England, Scotland & Wales
01203 626262

