



The Queach

Leys Hill, Walford | Ross on Wye | Herefordshire | HR9 5QU

FINE & COUNTRY



Step inside

The Queach

Guide price £850,000

Positioned amongst some of the most beautiful countryside in the area, this spacious property enjoys an enviable position. It sits in an elevated spot surrounded by native woodland to three sides, with wonderful open south facing views.

The internal accommodation is generous, with a versatile layout, allowing for up to 5 bedrooms, and enjoying a large living room, kitchen-diner, ground floor bathroom and first floor shower room, a utility and first floor study.

The grounds amount to almost 4 acres in total, with areas of lawn, woodland and an outdoor swimming pool, as well as plenty of parking to the front. There are numerous beautiful woodland walks in the areas, as well as easy access to the market town of Ross on Wye.

The ground floor features a spacious lounge with sliding doors leading outside to the rear patio, enjoying wonderful views. There are multiple windows to the west facing side of the room, allowing for plenty of light.

The kitchen features plenty of units, with integrated double oven, electric hob, a breakfast bar and walk in pantry with fitted shelving. A dining area is located adjacent to the kitchen, with a large feature fireplace and double doors leading outside.

There are two double bedrooms to the ground floor, the larger of which also has a fitted wardrobes and an en-suite bathroom.

The inner hallway of the ground floor also gives access to a utility room, cloak room with W.C and wash basin, cloaks cupboard and a staircase leading to the first floor.

To the first floor are an additional three bedrooms, a shower room, a useful home office space, and two very large loft rooms which offer excellent scope for conversion, subject to the relevant planning permission.









Step outside

The Queach

The Queach enjoys beautiful and expansive grounds of just under 4 acres, comprising areas of sweeping lawn, dotted with many very mature trees and younger specimen trees, shrubs, stone walling and a Well. The land slopes gently downhill, with paths winding through patches of wildflowers. To the top end of the plot, there is a large, flat section of garden to one side of the house, as well as a second expanse of lawn to the far side of the parking area, offering lovely space for garden parties, ball games or simply relaxing in the beautiful peaceful surroundings.

A patio area, accessible from the lounge and conservatory, and offers a wonderful place to sit and enjoy the incredible south facing views over nearby countryside.

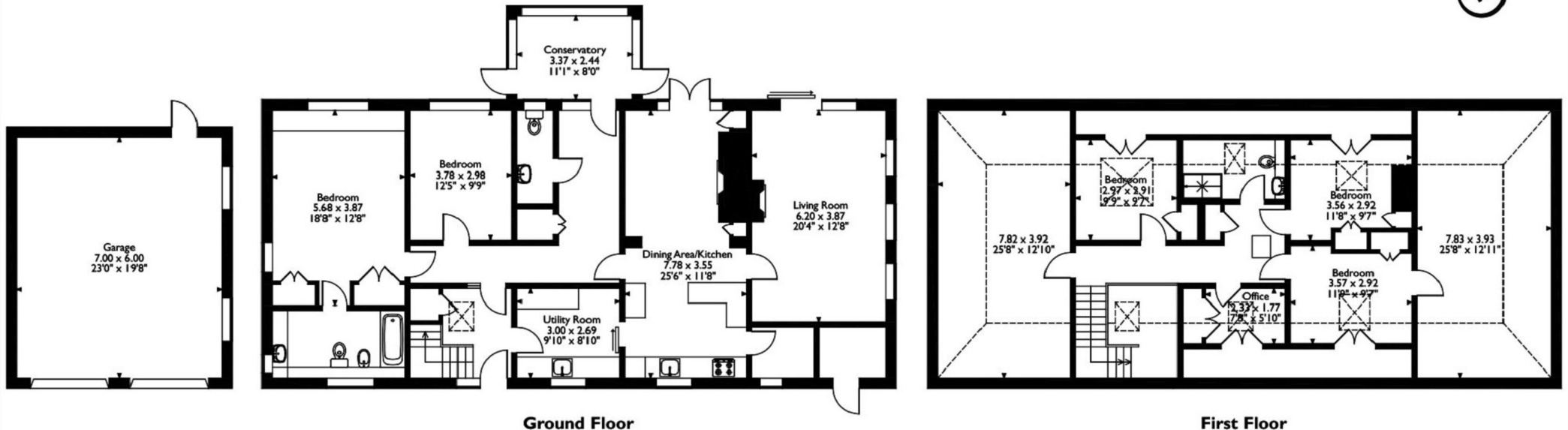
There is a small outdoor swimming pool, along with a selection of small outbuildings to include a double garage, stone storage hut and pool hut. A driveway leads to a parking area with space for numerous vehicles.

DIRECTIONS

From Ross on Wye, head south along the B4234 through the village of Walford. Continue towards Bishopswood, look out for the left hand turning for Leys Hill/Howle Hill. Continue up this lane for around a mile, and as it begins to level out, you will see the property on your right hand side as indicated by the agent's for sale board.



Approximate Gross Internal Area
 Main House = 218 Sq M/2347 Sq Ft
 Garage = 42 Sq M/452 Sq Ft
 Total = 260 Sq M/ 2799 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 5QU | Tenure: Freehold | Tax Band: G | Authority: Herefordshire Council | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		64	73
EU Directive 2002/91/EC			



Fine & Country
Tel: 01989 764141

52 Broad Street, Ross on Wye, HR9 7DY

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